

WEYMOUTH PLANNING BOARD
McCulloch Building, Whipple Center Conference Room
February 20th, 2007 Meeting

MEMBERS PRESENT: Paul Hurley/Chairman, Walter Flynn /Vice-Chairman, Sandra Williams, Mary Akoury and Frank Hawkins

ALSO PRESENT: Rod Fuqua/Principal Planner, Department of Planning & Community Development

Chairman Hurley called the February 20th, 2007 meeting of the Planning Board to order at 7:30 PM.

CPC Update

Mr. Flynn informed members that he anticipated a vote Thursday night, 2/22/07 with regard to several proposals that are before the Committee for their consideration.

Public Hearing (cont.) - 7:45 P.M.

Petr: Frances Pearce/Public Family, LLC

Locus: off Wampum Street
Sheet 48, Block 543, Lot 2

Zoning: R-1

Definitive Subdivision Plan to create five (5) buildable lots

Mr. Hawkins moved to reopen the continued public hearing for Frances Pearce/Public Family, LLC re. a Definitive Subdivision Plan to create (5) buildable lots.

UNANIMOUSLY VOTED

Atty. Gregory Galvin and Scott Arnold, PE/Arnold Associates, representing the applicant, appeared before the Board.

Atty. Galvin reminded members that when they were last before them on January 16, 2007, at which time the members wanted to continue the public hearing in order to give the applicant additional time to meet with Rod Fuqua, the DPW and Scott Arnold to discuss certain issues of concern with regard to their proposal. Since that time they have met and reviewed the issues. The updated plan this evening shows the cross section of the road at Wampum and Samoset Streets, which were of interest to the abutters and the members. Other issues that were discussed included looping the water line to the 20-ft. sewer easement, as well as, the layout of Wampum St. because the Town Engineer believed there was a bend on Wampum Street, but the applicant's plan showed the road to be straight. Mr. Arnold emphasized that their straight layout was accurate. Atty. Galvin also noted that Chip Fontaine, Engineer/DPW was seeking documentation that would support the town Atlas and the bend in the road, but again he reiterated that his straight road layout was correct.

At this point Mr. Arnold distributed handouts reflecting the grades. He once again referred to an issue with the Wampum/Samoset roadway intersection. He told members that there were houses on both sides of Wampum and Samoset Streets, adding there was an issue with regard to the construction and grade between the two homes - and if their proposed work could be accomplished with the 40 ft. roadway.

Mr. Arnold went on to note that the applicant's plan is to slope the road on either side of the pavement, starting from the back edge of the berm - rather than encroach on private property, adding that is why

they are requesting a Waiver. He continued to refer to the different cross sections in their handout taking a moment to explain each plan and the change in grade. He noted that the proposed grading follows the shape of the roadway/elevation with respect to the existing ground surface. He further explained that each section showed the grading and road construction and how the work could be done within the 40 ft.

(At this point, Board members Mary Akoury and Sandra Williams arrived).

Mr. Arnold continued to refer to his plan, noting that the solid line sloped 2:1, adding that because the proposed grade falls within the 40 ft., no slope easement would be required. He clarified that when he says the road will be sloped up on down, he was referring to the grass strips.

Mr. Flynn commented that there appeared to be a 2 ft. differential on the high side of the road - at the high point of the abutter's property to the back of the berm and Mr. Arnold confirmed that this was correct.

Mr. Flynn then asked if the 2:1 slope would be consistent with soil retention and Mr. Arnold replied 'yes', adding that was standard practice with a slope or cut.

Mr. Fuqua asked if he had a suggested slope treatment that could be in place until the loaming/seeding has a chance to take, suggesting something like fabric netting.

Mr. Arnold felt that the applicant would agree to installing fabric netting and Atty. Galvin agreed with his assessment.

Mr. Arnold went on to reconfirm that the proposed work could all take place within the 40-ft. width.

Mr. Fuqua told members that initially the DPW had objected to the work. Then they met with Mike Chaisson of the Sewer Department and he said that although he wasn't really in favor of 20 ft., he preferred the gravity feed at the deeper depth than installing the pumps. Based on that meeting, Mr. Fuqua stated that DPW's previous comment is no longer applicable. During the meeting they also discussed looping the water main through the utility line.

Mr. Arnold acknowledged this was correct, adding that the 8" and 12" pipes are on Forest Street. He confirmed that the applicant agrees to loop the water main and to provide a redundant connection.

Mr. Fuqua asked if they planned to connect to the larger pipe and Mr. Arnold replied "yes, on the locus property side of Forest Street using an 8" pipe throughout".

Mr. Fuqua referred the applicant to the Fire Department's comments with regard to the location of the hydrants.

Mr. Arnold replied that the fire hydrant location was shown on the plan, but quickly added that the Fire Chief had recommended some alternative locations. He said that the applicant would be happy to work with the Chief to come up with locations he would be happy with. He went on to say that there was a request for an additional hydrant at the Wampum/Samoset Street intersection. This will be noted on the plan.

Mr. Flynn asked if their plans called for an 8" pipe from Samoset to the water main that would then connect with the 12" line on Forest Street and Mr. Arnold confirmed that this was correct.

Mr. Fuqua noted that the line would pass several vacant lots on Wampum Street, adding that the DPW/Sewer Dept. were requesting that laterals be brought along the vacant lots - with the DPW directing the location at the time of construction (for the purpose of deterring future development of the vacant lots).

Chairman Hurley pointed out that it was presently DPW policy that there would be no cuts for a period of five years.

The hearing was opened to the public.

Mr. Mark Dempsey of 105 Forest Street spoke. He had questions regarding the storm water runoff on Forest Street that he said flowed down from Wampum Street onto his property - as well as questions regarding catchbasins. He was also concerned with future development, adding they have been trying to develop that area for some time.

Chairman Hurley explained that the roadway is designed to collect all the roadway and stormwater runoff. He further explained that there are Stormwater Management Rules and Regulations that must be abided by. These Rules & Regulations mandate that the developer is not allowed to create any 'additional' runoff. He emphasized that this project should not have any negative effect on Mr. Dempsey's property.

The next speaker was Richard Roy, 50 Forest Street. He told members that his property is getting water now. He noted that there were a lot of trees in that area and he was fearful that once the trees/vegetation were removed the runoff would increase. He also noted that the elevation of these lots were higher than his lot.

Atty. Galvin explained to the residents that the Building Inspector's office is going to require that the runoff from the development of the houses must go into the drainage system. He pointed out that after construction there would be less runoff onto Mr. Roy's lot. Additionally, he informed Mr. Roy that the applicant would not be removing all of the trees.

Mr. Arnold spoke next, affirming that they would be landscaping the lots including adding some 'good' soil. The use of this soil would slow down and absorb the runoff. He noted that there presently was a lot of rock/ledge there, pointing out that there already was runoff in the area. In response to the question about the location of the houses, he said that he thought the houses would be located at the 'peak'.

Atty. Galvin reported to the residents that the proposed work should drive the flow of the water in the opposite direction, being pitched toward Wampum Street.

Chairman Hurley went on to explain to the abutters that the "Building Inspector" is charged with obtaining the pre and post runoff calculations, again emphasizing that the applicant is not permitted to increase the peak runoff, but he added, he wasn't required to eliminate all the runoff. He went on to inform the residents that in the future when lots are to be developed, they would be addressed separately. Further that there was the potential use of drywells or French drains to assist with the affects of runoff.

Atty. Galvin told those present that the Building Dept. needs to validate that the runoff will not have a negative affect on the neighbors.

A resident commented that it was not actually a runoff problem, but more of a 'seepage' problem. He asked, "when a comparison is done re. pre and post runoff, who would determine what the pre-runoff amount".

A resident of King Phillip Street spoke next informing the Board that he was representing the newly formed Forest Street Neighborhood Association. He also voiced his concern about an increase in runoff. He said that this was an issue to him, in part, because of the natural springs located behind Great Pond. He asked if the Board could hire a consultant to determine the amount of runoff that is generated there now.

Atty. Galvin explained that this evening the Planning Board was focusing on their area of jurisdiction, which was the roadway layout only, adding that the applicant was present this evening to demonstrate that the lots conform with the bylaw. He noted that future development of the lots may or may not affect others, but that would fall under the jurisdiction of the Building Inspector. With regard to the roadway, he noted that the Planning Board is responsible for reviewing the issues of water, sewer and drainage.

Chairman Hurley told the residents that the plan/drainage calculations have been reviewed by the Engineering Department who sent their comments on this proposal to the Planning Board. He also reiterated and emphasized that they do not review individual lots, because that is the responsibility of the Building Inspector. He went on to say that at this point the applicant has submitted no further information on the construction/location of the houses. He said that Lots 5 and 6 may involve a hearing before the Conservation Commission and at that point the abutters/residents would have the forum to address their runoff concerns further.

A Forest Street Neighborhood Association representative noted that their Town Councilor was Paul Leary, who could not be present this evening due to a prior commitment, but was interested in their problem. He wanted to emphasize that those residents that live in the Forest Street area have a huge water problem and were concerned with the runoff'/drainage - that is why he was present this evening.

Chairman Hurley described the drainage as flowing to the west then into the retention basin.

Mr. Roy asked why sidewalks were not part of the plan.

Chairman Hurley explained that the applicant has requested a Waiver - based on their meeting 'existing' road conditions (as there are no sidewalks on Wampum Street).

Mr. Roy felt that eventually sidewalks would be required everywhere and if they were not installed now by the developer - then the Town would have to pay. Based on that he was urging that the sidewalks be installed/paid for now by the developer.

Chairman Hurley explained the waiver to Mr. Roy stating that the applicant is permitted to match existing conditions (no sidewalks), but that the Board would consider his comments when they make their decision. He said they would address Lots 1 through 5 and if sidewalks are to be required they would be on one side of the road only - from Lots 1 through 3.

Mr. Hawkins moved to close the public hearing.

UNANIMOUSLY VOTED

Chairman Hurley noted that the Board would have until March 31st to make their decision.

Capital Improvement Program

Final Recommendation

Mr. Fuqua informed members that they would be rating all of the items on the Capital Improvement Plan: (1) Building and Grounds and (2) Vehicles for FY07 and FY08 only. The format they would take would be to evaluate each item and prioritize them as follows:

#1 - public safety issue, eminent danger (top priority)

#2 - needs urgent repair, replacement

#3 - routine maintenance

#4 - not as critical, possibly can last another year

Members then proceeded to evaluate the following items:

<u>DEPARTMENT</u>	<u>ITEM</u>	<u>RATING</u>
Admin. & Comm. Service	Teen Center Roof	#2
Library	Design & Development & Construction of new Library at Libbey Field	#2
Information Technology	Network Disaster Recovery System	#1
Information Technology	Upgrade Dispatch & Reporting (Software/Hardware for Fire & Police)	#1
Information Technology	GIS Flyover	#3
Information Technology	Computer Hardware, Replacement Cycle All agencies, except Schools	#3
Planning	Libbey Parkway & Middle Street Traffic Signal	#2
Planning	Columbian Square/Improvement Project	#3
DPW	Drainage Projects - Various Locations	#3
Park	Park Improvements	#3
Park	Legion Field	#3
DPW/Sewer	Replace Landing Pump Station	#3
DPW/Sewer	Ejector Stations/Rehabilitation	#2
DPW/Sewer	Wetland Replication behind Essex Heights Drive	#2

DPW/Sewer	Wetland Replication/Route 3	#2
DPW/Sewer	Montcalm Storm Ceptor & Interceptor	#2
DPW/Water	Annual 1/1 Project	#2
DPW/Water	Water main/Replacement Rt. 18, side streets	#2
DPW/Water	Intake Great Pond	#2
DPW/Water	Water Treatment Plant	#2
DPW/Water	Water Main Replacement Program (annual)	#3
DPW/Water	Radio Frequency PRV Valves & Water Tanks	#2
DPW/Water	Storage Tank Maintenance	#3
Inf. Technology/Schools	Lam Wiring for Johnson School	#2
School & Building Grounds	WHS/Corridor Ceiling & Light Replacement	#3
Inf. Technology/Schools	Teacher Work Stations, Grades: PK-4	#2
Schools/Building & Grounds	Hamilton - Replace all Windows & Doors	#3
Schools/Building & Grounds	Adams School - Boilers & Controls	#2
Schools/Building & Grounds	Johnson School - Roof, Front of Building	#3
Schools & Town Buildings	Phone System - All Schools, except High School And Academy Avenue	#3
Schools/Building & Grounds	Nash School - Masonry Restoration	#2
Schools/Building & Grounds	Furniture Upgrade	#3
Schools/Building & Grounds	Seach School - Replace Ceiling Tiles and lights Corridors and Cafeteria	#3
Schools/Building & Grounds	*Chapman-Masonry Restoration/Water Proof (*This item was thought to be in process)	#3
Schools/Building & Grounds	Duct Cleaning	#2
Schools/Building & Grounds	Computer Lab Upgrades, Middle & Primary Schools	#3
Schools/Building & Grounds	Photocopiers	#3

Schools/Building & Grounds	Pingree School - Replace Floor Covering	#3
Schools/Building & Grounds	Chapman School - Replace Floor Covering	#3
Schools/Building & Grounds	Adams - New Front Entrance, 4-stop Elevator	#2
Schools/Building & Grounds	Weymouth High School - Elevator Upgrade	#3
Schools/Building & Grounds	Carpet Replacement - Library & Offices	#3

Mr. Hawkins moved to approve the prior Building & Grounds capital improvement recommendations for FY07 and FY08 as discussed and rated.

UNANIMOUSLY VOTED

VEHICLES

Administrative & Community Services/Elder Services	16-Passenger, Lift-equipped Mini Bus	#3
Administrative & Community Services/Elder Services	Passenger Van	#4
Fire Department	Vehicle Upgrade, Sedan to SUV	#2
Fire Department	Fire Apparatus Replacement-'93 KME Engine Company #5	#2
Fire Department	(2) Forest Trucks (F1 & f5)	#3
Fire Department	Fire Apparatus Replacement '84E One 110' Aerial Ladder #1	#1
Fire Department	Refurbish '94 E-One Sentry Pumping Engine/Co. #2	#2
Police Department	Police Cruiser Replacement	#3
Police Department	Police Evidence Van	#2
DPW/Central Maintenance	5 Tradesman Van	#3
DPW/Central Maintenance	(3) 1-Ton Dump Trucks	#2
DPW/Central Maintenance	(2) Tractors	#2
DPW/Central Maintenance	One Wood Brush Chipper	#3
DPW/Central Maintenance	Sand Units Spreader	#3
DPW/Central Maintenance	Sidewalk Tractor Steel Track	#3

DPW/Central Maintenance	(2) Pick-Up Trucks with Plows	#3
DPW/Central Maintenance	New Equipment - New Pickup	#3
DPW/Water Dept.	New Vactor Truck- Highway	#3
DPW/Water Dept.	1-Ton Dump Truck w/Plow Package	#2
School Dept.	2 Vans - SPED, Hi-top	#2
School Dept.	Van - SPED - Regular	#1

Ms. Akoury moved to approve the Capital Budget Vehicle items for FY07 and FY08 as rated.
UNANIMOUSLY VOTED

Update on Community Preservation Projects

Mr. Flynn informed members that there was some discussion by CPC members on whether the Mayor's office wanted them to move forward, because it was felt the CPC wouldn't have acted in time for their recommendations to be included within the budget submission. He quickly commented that this was somewhat erroneous.

At this point Mr. Flynn stated the following proposals were pending:

Outdoor Pavilion - he said he spoke with Carolyn LaCroix who will speak with Bob O'Connor/DPW about getting a money figure in time for Thursday's meeting.

Fogg Library - the figure for this was given to them by the Planning Dept.

Pond Meadow Land/Park Acquisition - the figure given was \$182,000, which he felt was a 'suspect' number. He believed that amount was for the land value only with no legal fees or the cost of the appraisal included.

Herring Run Pool - this is part of the Back River Project.

Weed Harvester - this is an unscheduled request (from Capital Improvement Plan) and falls under Open Space and Recreation.

Purchase of 43 Bicknell Street property - this is the "House of Skulls" where Weymouth's first settlers were buried (Historical).

Restoration of Elmwood and Reed Cemeteries

Purchase of Various Properties - these parcels are being discussed in Executive Session.

Mr. Flynn further informed members that he felt the CPC would be having a 'straw vote' on Thursday evening for the purpose of retaining some of the proposals and removing others from consideration, possibly by using a rating system. He said they are categorized as follows:

F - Facility

H - Historic

O - Open Facility (this may change to Open Space and/or Open Facility)

Lastly, Mr. Flynn reported that, to date, they have not received any requests that fall under Community Housing.

Mr. Fuqua wanted to clarify that the CPC sets priorities and their ratings should be based on their priorities, adding the Planning Board has no input on the rating. He said the items would be included under Capital Improvements - under their own separate section.

Next Meeting Date

Chairman Hurley stated that the next meeting is scheduled for 3/6/07, but quickly asked Mr. Fuqua if they could hold off the next meeting until 3/20/07 - noting they would need to decide on Wampum Street at that time. He felt if they were able to receive comments one week before, they may not need to meet on 3/06/07.

ADJOURNMENT

Mr. Flynn moved to adjourn at 9:52 PM.

UNANIMOUSLY VOTED

Respectfully submitted,
Susan DeChristoforo
Acting Recording Secretary

APPROVED: _____
Paul Hurley, Chairman

DATE: _____