

**PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
MARCH 29, 2005**

The Planning Board of the Town of Weymouth held a public meeting on Wednesday, March 29, 2005, at 7:30pm at McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA

Present: Paul Hurley, Vice-Chairperson
Walter Flynn
Mary Akoury

Staff: James Clarke, Director of Planning and Community Development

Recording Secretary: Janet Murray

Paul Hurley called the meeting to order at 7:30 pm.

MINUTES

A MOTION was made by Walter Flynn to accept the minutes from the 3/8/05 Planning Board Meeting and was seconded by Mary Akoury and UNANIMOUSLY VOTED.

ROADWAY CONDITIONS – K Street

George Astano submitted this request. K Street is off of East Street and is a private way. This type of request is generally submitted to determine if a particular lot is buildable.

Mr. Clarke stated that K Street is paved past this particular lot and there are two lots past this property. He also stated that the right of way is narrow but paved.

He noted that there is some ponding at the lot. In speaking with Robert O'Connor, DPW Director, Mr. Clarke also noted that there is no existing drainage on the street. It is suggested that a leaching galley be installed at the intersection of the property driveway and K Street.

A MOTION was made by Mary Akoury to SET the roadway condition that a leaching galley be installed at the intersection of the property driveway and K Street and was seconded by Walter Flynn and was UNANIMOUSLY VOTED.

OFF WEATHERVANE DRIVE

Paul Dillon is not available tonight so it is necessary to reschedule this item to the 4/12/05 meeting. As Paul Hurley is an abutter to this project he is not able to vote on this item, therefore there is not a quorum.

NAVAL AIR STATION – DISCUSSION OF REUSE PLAN

Mr. Clarke stated that this is a follow up discussion from a previous meeting. South Shore Tri-Town Development Corporation (SSTTDC) made a presentation to the Town Council on zoning, last night, 3/28/05. He noted that SSTTDC would be acting upon both documents (the zoning

document and the reuse plan) next week. Then the three towns will vote. Once the documents are submitted the towns can only vote them up or down.

The Mayor is looking for comments from the Planning Board.

Walter Flynn stated that he is frustrated that once this plan is approved, the Planning Board will have no control whatsoever. He noted that the Corporation is the Planning Board for the Base. He stated that he was pleased that the Town Council had raised all of his concerns last night. For the record he stated those concerns:

- Building height of 130' (165' including the enclosures for utilities.)
- Rules and regulations will not be in place before the vote on the zoning by-laws. These rules and regulations will be subject to a public hearing process.
- Traffic – east/west parkway is only two lanes (one lane each way).
- Eastern terminus concerns and what it ties into.
- There is no roadway heading south, all southern traffic is forced onto Route 18 in Weymouth.
- 3000 housing units with an estimate of 5400 people. This is 10% of Weymouth's current population.
- The DDA is the financial agreement between Lennar and SSTTDC. The blended tax rate will use the three towns' rates to determine the property taxes.
- Affordable housing
- 40R overlay district
- Snow removal
- Street conditions and parking

The Base reuse plan supports Lennar's Master Plan. Mr. Flynn took exception to this process. He believes that the plan should be set irregardless of the Master Plan.

Mary Akoury expressed the following concerns:

- Route 18 will bear the brunt of the traffic. This road is bad now and would be a nightmare with this additional traffic.
- Why is Route 3 in Phase 3?
- Source of water
- School site – Lennar will contribute

Paul Hurley expressed the following concerns:

- Infrastructure
- Road layout
- Water
- Sewer
- Access
- Public transportation
- Direct access – no – the bond was authorized but was never actually bonded.
- Open Space

Mr. Hurley also stated that the improvements to Route 18 currently underway will be obsolete by the time that this project reaches completion.

The question was asked what happens when SSTTDC dissolves; are the water, trash, and other public services absorbed by the town. Mr. Clarke stated that this question remains unanswered.

Mr. Clarke stated he would formalize the comments. He noted that the reuse plan reflects what LNR has presented. He also noted that when the Mills Corporation proposal did not go forward, SSTTDC brought in Lennar.

In response to concerns regarding what happens on the base, Mr. Clarke stated that there are multiple layers of control; the DDA, the Master Plan developed by Lennar, the Reuse plan by Weymouth, Rockland, and Abington, as well as the zoning by-law will give the towns ample opportunity to have input into process.

Route 18 improvements are underway and the base development was included in this planning.

Other issues discussed:

- East/West parkway is in Phase 2.
- Affordable Housing
- 40R
- School – Lennar to fund construction – not just providing the land.
- Fees will pay for public services
- MWRA – would be a separate water district from the town
- SSTTDC would put out a bid for services.
- Height required by biomedical/pharmaceuticals
- Distance from perimeter
- Mixed use – proportionality of residential/commercial/retail
- 300,000 square feet in phase 1 –only a certain percentage of the property can be retail.
- Zoning – rules and regulations are form based.
- Affordable housing would target those with 80% or less of the median income.
- Workforce housing would target those with 80% - 150% of the median income.
- Market rate is what the market will support.

Mr. Flynn expressed concerns regarding capital planning. The town currently only has a 100 foot ladder truck. A taller truck would be needed with the taller buildings. He questioned who would provide this truck. It was noted that equipment is part of the bid process of the RFP. Mr. Clarke stated that if this piece of equipment was to be used specifically for the base, the cost would be born by SSTTDC. However, if the truck were to be used in Weymouth, as part of the bid process, the cost would be proportioned accordingly.

There is talk of building a water treatment plant to be built in Abington. The cost would be born by SSTTDC. Mr. Clarke stated that the service area rate payers would pick up the costs once SSTTDC is dissolved.

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Service agreements will be in place for the construction process to cover the required services as well as agreements to provide fire, police, ambulance, and other needs.

Mr. Clarke stated that there would need to be public hearings to change the re-use plan or to change zoning. He noted that the zoning for the base was changed in 1998.

Weymouth's representatives on SSTDTC are Robert Lundquist, former appropriations committee secretary, and John Burke, a lawyer.

Mary Akoury questioned the continued presence of non-profit organizations covered under the Homeless Act, currently present on the base such as RTR, QCAP, Bay Cove Counseling services. Mr. Clarke stated that these would remain and be a part of the service district.

Mr. Flynn questioned conservation issues. Mr. Clarke stated that the towns' Conservation Commissions will control permitting of the perimeter land of the base where the open space, trails, and fields are located. Building is not permitted in the perimeter and zoning can not be changed without the approval of the three towns.

Mr. Flynn stated that the Boy Scout area name should be changed to something not specific to the Boy Scouts such as Youth Camp.

Mr. Flynn made a MOTION to recommend to the Mayor for consideration of the following concerns:

1. No more than 50% of the 300,000 square feet of the commercial space during phase 1 to be retail in nature.
2. 500 foot setback from White, Gardner, and Kimball Roads be created for biopharmaceutical
3. East/West Road built in Phase 1 with 4 lanes (2 lanes in each direction)
4. Eastern terminus and road be built in Phase 1.
5. Route 18 improvements to Trotter Road completed before commencement of general construction.

The MOTION was seconded by Mrs. Akoury and UNANIMOUSLY VOTED.

OTHER BUSINESS

Mr. Clarke stated that there will be a site walk of Tirrell Woods on 4/5/05 at 5:30pm.

At 9:00pm, there being no further business, a MOTION was made by Walter Flynn to adjourn and was seconded by Mary Akoury, and UNANIMOUSLY VOTED.

Paul Hurley
Vice-Chairperson

Date