

**PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
September 16, 2008**

The Planning Board of the Town of Weymouth held a public meeting on Tuesday, September 16, 2008, at 7:30pm at McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA.

Present: Paul Hurley, Chairperson
Walter Flynn, Vice Chairperson
Sandra Williams, Clerk
Mary Akoury
Also Present: David Chandler
Staff: Rod Fuqua, Principal Planner
Recording Secretary: Janet Murray

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

Minutes

06/17/08 Minutes

A MOTION was made by Mr. Flynn to TABLE the minutes from 6/17/08 and was seconded by Mrs. Akoury and PASSED on a 4-0.

05/20/08 Minutes

A MOTION was made by Mr. Flynn to TABLE the minutes from 5/20/08 and was seconded by Mrs. Akoury and PASSED on a 4-0

Roadway Conditions

Petr: Gerald R. Faunce
Locus: Poinsettia Avenue
Sheet 12, Block 138, Lots 5 & 27
Zoning: R-1
Request for Roadway Conditions

Mr. Rocco DiFazio appeared before the Board representing Mr. Faunce who lives at 14 Clematis Ave.

Mr. DiFazio stated that 35 Poinsettia Avenue was ruled a buildable lot by the Board of Zoning Appeals. The Zoning Board recommended that the applicant go before the Planning Board for roadway conditions. Poinsettia Avenue is unfinished at this point.

On 5/5/08 case #3007 granted a special permit. There are sewer and drainage easements. The lot is 18,000 square feet which is larger than the average size of lots in the area. Scott Arnold drew up the plans.

Mr. Arnold presented the plan for improvements on Poinsettia Avenue. Poinsettia is accepted up to just past 57 Poinsettia. The pavement will be extended approximately 150 feet which is about 40 feet past the westerly line of the Faunce property. Existing sewerage is available. The water main will be extended and a fire hydrant will be installed. A pair of catch basins at the end of the pavement and drain manhole, and a swale are planned to handle run-off.

There is a low point that collects surface run off. There is a drainage easement that runs through the property to the street and onto the bay.

The pavement will match what is already present. There will be two Cape Cod berms. The driveway will be built so that cars will be able to turn around at the dead end. The roadway will be 20 feet wide.

There will be a wooden guard rail at the end of the pavement. An area for snow stockpiling has been added. The profile shows the grade of the street. There will be a 10% grade.

Mr. Fuqua stated that this has been before the BZA. Poinsettia Avenue is a right of way that is already in existence. As procedure, the Planning Board sets the roadway conditions.

This request has gone out for review by other departments. There were no negative or adverse comments.

DPW is requesting that at the end of the waterline a temporary blow off is installed and that the hydrant be used as the blow off once installed. DPW is also requesting two bounds be installed.

Mr. Fuqua stated that the Conservation Commission noted that storm water guidelines need to be followed.

Mr. Fuqua stated that there was a staff level review which noted the following:

- Utilities be installed as per DPW specifications.
- Guard rail at the end is not noted on plan or DPW spec.
- Road is at 10% slope, 8% is what is typically required as a maximum but as the road will only be for one home so an exception is being made.

Ms. Williams asked if the road is 20 feet wide road. Mr. Arnold stated that there are no more buildable lots beyond this property.

David Chandler asked if the Conservation Commission had signed off on this. Mr. Fuqua stated that Conservation Commission did not have jurisdiction. Their comment was to remind the applicant of the new storm water guidelines.

Mrs. Akoury asked about the runoff and its affect on other properties. The run off goes into underground pipes.

Ms. Williams made a MOTION to ACCEPT the request for roadway conditions at Pointsettia and was seconded by Mrs. Akoury and PASSED on a 4-0.

Other Business

Wampum Street – update

Mr. Fuqua stated that this development has been taken over by the bank as the prior developer has gone out of business.

Mr. Fuqua stated that the bank has hired a new engineer to develop a revised plan. He stated that the previous developer had problems due to the need for a 20 foot cut for sewer. Soil tests were not done beforehand. The 20 feet was solid ledge. One of the changes is to raise the profile of the roadway by 4 feet at Samoset Street. This will allow for 10 feet between water and sewer lines.

Mr. Fuqua stated that the request is to designate these changes as field changes as it does not change the layout of right of way or lots.

Mrs. Akoury recalled that there was previous concern regarding water flow to Forest Street. Mr. Fuqua stated that these changes do not affect the water flow to Forest Street. The project will put less water in that direction as the land slopes down to a catch basin. He stated that the current contractor is aware of previous concerns. Drainage calculations were redone and DPW has accepted the recalculations.

Mr. Fuqua stated that DPW prefers this plan to what was originally approved.

Ms. Williams asked if there will be more blasting. Mr. Fuqua stated that there may be need for additional blasting.

Mr. Flynn asked if there are any existing properties where the roadway will be filled. Mr. Fuqua stated that one piece is owned by the developer and the other piece is owned by town. DPW has determined that the changes will have minimal impact.

Mr. Ford stated that the developer's understanding of how the cut is supposed to be is 32" below the height of his driveway. He stated that there is a 3 degree pitch up to his driveway. He asked if there can be adjustments as the roadway is built.

Mr. Ford stated that the new developers is working to the precise plans and are concerned about making any changes. He would like the developer to be aware that there is flexibility

DPW is aware of the situation and is following the situation

Mr. Hurley pointed out that it is common for changes to be made when a new developer takes over a project.

Mr. Chandler suggested that a letter to be written to the contractor stating that there is flexibility. This letter should come from DPW.

Mr. Flynn asked about a pole that had to be moved. Mr. Ford stated that he currently has a temporary driveway. The original plan had called for the pole to be in the middle of the temporary driveway.

Grading at entrance to Samoset Street

A MOTION was made by Mr. Flynn to ACCEPT the changes proposed as FIELD CHANGES with the condition that the developer work with DPW to address grade changes near the intersection of Wampum Street, and was seconded by Mrs. Akoury and PASSED 4-0.

Status on Capital Improvement Plan

Mr. Fuqua stated that the Capital Improvement Plan (CIP) went out today. Responses need to be returned by October 1, 2008. At the end of October, the Planning Board will schedule meetings to review requested projects.

Form A

DF Haviland Drain easement redrawn

Mr. Fuqua stated that when the plan was approved there was a long detention basin on lot 1. The plan has been revised and the basin has been reworked. This portion is no longer needed for the easement so this property will become a part of lot 1.

A MOTION was made by Mr. Flynn to ENDORSE the Form A and was seconded by Ms. Williams and PASSED on a 3-1 vote with Mr. Hurley voting against.

Sea Street lot line change

Mr. Fuqua stated that this is a 1900 square foot piece of property in the back. The owner is transferring the back piece to the other property. He has put up a second house. It has been reviewed for FAR. This will increase the square footage of the other lot.

Both lots have adequate frontage and meet zoning requirements.

A MOTION was made by Mr. Flynn to ENDORSE the Form A and was seconded by Ms. Williams and PASSED on a 4-0.

Courier Street Bond release \$5,000

Mr. Fuqua stated that the improvements have been completed and the bond is ready to be released.

Mr. Flynn made a MOTION to RELEASE the bond of \$5,000 for Courier Street and was seconded by Ms. Williams and PASSED on a 4-0.

Other Business

A MOTION was made by Mr. Flynn to consider the current edition of Robert's Rules of Order revised, 10th edition as the parliamentary authority of this Board and was seconded by Mrs. Akoury and was UNANIMOUSLY VOTED

Adjournment

At 8:30 pm, there being no further business, a MOTION was made by Mr. Flynn to adjourn and was seconded by Mrs. Akoury, and UNANIMOUSLY VOTED.

Paul Hurley, Chairperson

Date