

**PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
October 17, 2006**

The Planning Board of the Town of Weymouth held a public meeting on Tuesday, October 17, 2006, at 7:30pm at McCulloch Building, Whipple Center, Conference Room, 182 Green Street, Weymouth, MA.

Present: Paul Hurley, Chairperson
Walter Flynn, Vice Chairperson
Mary Akoury, Clerk
Sandra Williams
Frank Hawkins
Staff: James Clarke, Director of Planning & Community Development
Recording Secretary: Janet Murray

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

Minutes

Planning Board - 6/20/06

A MOTION was made by Mary Akoury to accept the minutes from the 6/20/06 Planning Board Meeting and was seconded by Frank Hawkins and UNANIMOUSLY VOTED.

Page 2, paragraph 3 add "ary" after bound
Page 4, 3rd paragraph from bottom "and" between 11, 15

Planning Board - 7/18/06

A MOTION was made by Mary Akoury to accept the minutes from the 7/18/06 Planning Board Meeting and was seconded by Frank Hawkins and UNANIMOUSLY VOTED.

Planning Board - 8/29/06

A MOTION was made by Mary Akoury to accept the minutes from the 8/29/06 Planning Board Meeting and was seconded by Frank Hawkins and UNANIMOUSLY VOTED.

Mr. Hawkins stated that there was a doubled word, Mr. Clarke will re-read the minutes and correct it.

Public Hearings

Petr: Stephen Zeboski
Locus: Martin Street
Sheet 33, Block 425, Lots 16, 47, and
a portion of what was formerly a part of Lot 4
Zoning: R-1
Definitive Subdivision Plan to create three (3) buildable lots

A MOTION was made by Frank Hawkins to OPEN the public hearing and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

A MOTION was made by Frank Hawkins to WAIVE the reading and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

Scott Arnold stated that he was present this evening with the applicant, Stephen Zeboski. The request is for a definitive subdivision plan on Martin Street, which is off of Front Street. He noted that the applicant was before the Board in 2001 and again in 2005 for roadway conditions for access and utilities. In 2001, conditions were set for the first lot on the left as you enter Martin Street; in 2005, for access and utilities to lot 3A. There is a house currently under construction on lot 3A.

Since 2005, the applicant has purchased two additional parcels. The current plan proposes to combine these lots and configure them into three (3) lots and to improve access and utilities to them. Each lot would have the required minimum upland area and minimum lot area. Under this proposal, one additional lot would be created. All of the lots have frontage on Martin Street. Martin Street was laid out in the early 1900's and is 40 feet wide.

The applicant is willing to provide part of his property to construct a cul de sac. No sidewalks are proposed or required.

The roadway now has roadway conditions set to station 266. The proposal is to extend to station 430. Sewer and water would also be extended.

Mr. Arnold noted that there is a lot of rock and ledge present on the site.

Mr. Arnold noted that he provided a storm water management plan to the Board which shows that there would be no increase in water runoff, post construction.

The cul de sac would be 70 feet in diameter. Mr. Arnold stated that this is less than the Board requires and the applicant is seeking a waiver from the requirement; as well as waivers for the soil survey and percolation test - there is evidence of significant ledge, and for the dead end street and cul-de-sac - proposing an 80 feet in diameter with 70 feet of pavement.

A stormceptor water quality system is proposed. This is a combination catch basin and sediment trap and it also traps oil and greases. A subsurface detention basin would be built which would slow the flow to the wetland area. There would be an outlet structure to a rip rap energy dissipater.

Staff comments are as follows:

- Conservation stated that this would require a notice of intent and an order of conditions. One of their concerns is the slope of the property and the potential for erosion from drainage runoff.
- Fire Department noted that the street name is appropriate and the 8" hydrant on Front @

Martin is okay.

- Police Department noted concerns about the sight lines as you come and go from Front Street. The road exits onto Front Street right at the curve.
- Health Department requested that groundwater recharge be accomplished by infiltrators rather than a detention basin to minimize breeding of mosquitoes.
- School Department had no special concerns.
- Tax Department noted that the taxes are up to date.
- DPW noted the following in a memo dated 10/10/06:
 - Water Division noted that a hydrant should be placed at the end of main for water quality and fire protection. Service connections must be 1 ½ type k copper. Water main to Lambros Street to be addressed.
 - Sewer Division noted that Town of Weymouth standard frame and cover - Lebaron LT 102; use Town of Weymouth Typ. Sewer manhole detail; 10 foot separation of water and sewer mains. When coring a manhole a rubber boot shall be used for pipe connection.
 - Highway/C&M/Director noted that the proposed cul-de-sac must be constructed to meet DPW standards with a minimum radius of 45' to the outside of the paved berm.
 - Engineering Division had eight (8) comments as follows:
 - Plan should show proposed structure for lot 47
 - Drain easement details
 - Drainage channel details
 - Stormceptor manhole maintenance
 - Fire hydrant placement
 - Parcel dimensions on plans
 - Resolution of outstanding construction issues

Mr. Hawkins stated that he would like to see the issues presented by DPW addressed before this is approved.

Ms. Williams asked about the frontage of lot 9A. Mr. Arnold noted that lots 8A and 9A will be combined into one lot with frontage on Martin Street. Martin Street is a private way. The existing sewer would be gravity out to Front Street.

Mr. Flynn asked about Lambros Street. Mr. Clarke stated that it is a paper street.

Mrs. Akoury asked if Sportsmens Way will be used to access the proposed Tirrell Woods development. Mr. Clarke stated that it would not. Mrs. Akoury stated that she has significant concerns regarding drainage and the potential for erosion. Mr. Arnold stated that a rip rap panel would be installed.

Mr. Hurley questioned what the totals of lots are, as it is not on one of the pages. He also questioned the drainage. At the bottom of Martin Street there is runoff that will add to the recharge.

Mr. Hurley questioned the proposed manhole cover; is it 4' or 5'. Mr. Arnold stated that he would get clarification on this.

Mr. Hurley asked what the total length of Martin Street is from Front Street. Mr. Arnold stated that it is approximately 430 feet.

Mr. Hurley questioned if there is access to the subsurface detention basin as there is no manhole or chamber access shown. Mr. Arnold stated that it could be inspected at the outlet structure. Mr. Hurley stated that the retention area is 40' by 10' and should have some means of access. Mr. Arnold stated that there are openings at the top of the structures that could be brought to the surface.

Mr. Flynn asked about the maintenance of the stormceptor structure. Mr. Hurley stated that special equipment is required to clean the structure. DPW does not have this equipment readily available.

Mr. Hawkins asked about the condition of Sportsmens Way. Mr. Clarke stated that it is still a paper street.

Mrs. Akoury asked about access to the proposed lots. The access is from Front Street. Martin Street currently has a base coat.

Liz Cicchese, Front Street, questioned if there would be any impact to the Reed Cemetery. She asked if a gate and fencing could be provided for the cemetery.

Christine Lynch, 655 Front Street, stated that there was extensive blasting for the existing home being built. She asked that each of the members go and look at the property. She stated that her property is built on the rock and the impact will be huge.

Ms. Lynch noted that there is significant wildlife that is worth saving. She pointed out that this location is in a watershed protection district. She expressed concern about the placement of the hydrant. She commented that the Sportsmens Club burnt to the ground because there was not enough pressure in the hydrant.

Mr. Arnold stated that the drainage will be contained on the street by the Cape Cod berm and the stormceptor inlet. As for the hydrants, he noted that DPW has requested an additional hydrant.

Mr. Hurley noted that the water runoff and drainage will be dealt with, extensively, at the Conservation Commission.

Alice Chrobak Pellegrini stated that there is another hydrant on Martin Street.

A MOTION was made by Frank Hawkins to CONTINUE the public hearing until November 14, 2006 and was seconded by Mary Akoury and was UNANIMOUSLY VOTED.

Other Business

The Capital Budget process has begun. Most departments have submitted their requests.

The Naval Air Station preliminary plan for Shea Memorial Drive, phase 1, needs to be reviewed. Part of the landscaping and sloping of the road falls into the Open Space zoning district which is under the jurisdiction of the Town of Weymouth. The Conservation Commission has already approved it. South Shore Tri-Town Development Corporation and LNR will present the plans.

Mr. Flynn spoke regarding the Community Preservation Committee.

Adjournment

At 8:25pm, there being no further business, a MOTION was made by Frank Hawkins to ADJOURN and was seconded by Walter Flynn, and UNANIMOUSLY VOTED.

Paul Hurley, Chairperson

Date