

**PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
October 30, 2007**

The Planning Board of the Town of Weymouth held a public meeting on Tuesday, October 30, 2007, at 7:00pm at the McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA

Present: Walter Flynn, Vice Chairperson
Mary Akoury, Clerk
Sandra Williams
Frank Hawkins

Not Present: Paul Hurley

Staff: James Clarke, Director of Planning & Community Development
Rod Fuqua, Principal Planner

Recording Secretary: Janet Murray

Walter Flynn called the meeting to order at 7:30 pm.

Performance Guarantees

Samantha Way – bond release

Mr. Fuqua stated that DPW had not responded, so this will be discussed at a later date.

Public Hearings

Public Hearing – 7:45 P.M. (cont.)

Petr: Kenneth Ryder, Ryder Development Corporation

Locus: end of Woodbine Road and an adjacent 0.98 acre island parcel of land in Whitman's Pond Sheet 30, Block 390, Lot 1 and Block 391, Lot 1

Zoning: R-1

Proposed subdivision creates three (3) buildable lots

A MOTION was made by Mrs. Akoury to OPEN the public hearing on this request and was seconded by Mr. Hawkins and was UNANIMOUSLY VOTED.

The Community Preservation Committee (CPC) has approved funding to purchase this property. The Town Council has approved the request for funding. This purchase is for all three lots and the island.

The applicant's attorney submitted a letter requesting that the hearing be continued to December 18, 2007. The sale is in process; however, the applicant would like to keep his options open until the sale is final.

A MOTION was made by Mrs. Akoury to CONTINUE the public hearing until December 18, 2007 and was seconded by Mr. Hawkins and UNANIMOUSLY VOTED.

Form A

D. F. Haviland Lane – Sheet 30, Block 282, Lot 31

Mr. Fuqua stated that this form A changes the property lines of two lots. The change does not create a new buildable lot. This change was approved by the Board of Zoning Appeals.

Ms. Williams made a MOTION to ENDORSE the Form A for D.F. Haviland Lane and was seconded by Mr. Hawkins and UNANIMOUSLY VOTED.

398 Broad Street

Mr. Fuqua stated that this case was before the Board of Appeals and was approved to be subdivided. The plan was prepared by the surveyor according to the deed for this property. The Board requested that an instrument survey be done. When the survey was completed there was a discrepancy that showed that the property is 15 feet shorter.

This new Form A represents the new property lines based on the instrument survey.

Ms. Williams made a MOTION to ENDORSE the form A for 398 Broad Street and was seconded by Mr. Hawkins and UNANIMOUSLY VOTED.

Minutes

A MOTION was made by Mr. Hawkins to accept the minutes from the 7/24/07 and the 9/25/07 Planning Board Meeting and was seconded and UNANIMOUSLY VOTED.

Other Business

Capital Improvement Plan – update

Mr. Fuqua stated that he did not have anything to hand out yet. He noted that all the departments have submitted their requests. The spreadsheet has been created. All department heads will review this and hearing dates will be scheduled on 11/13/07.

Naming of the connector road

Mr. Clarke stated that this issue had been discussed a few months ago. He noted that the attempt is to have the connector road have the same name in Braintree and Weymouth. The issue is that there is already a Tabor Court in Braintree. Mr. Clarke suggested that Tabor Ct. be moved and the connector road be named Frank Lloyd Wright Way.

Mr. Clarke stated that state law requires a hearing for changing the name of a street. However, this would involve just the naming of the new connector road. If the moving of Tabor Court requires it, a public hearing would be held.

Mr. Clarke stated that he has spoken to Braintree officials regarding this change. He stated that these officials are not opposed to the name.

There was discussion regarding the name Tabor and that there are family members still living in the area. Mrs. Akoury questioned if any members of the Tabor family have been contacted regarding the proposed name change. Mr. Clarke agreed to contact the Tabor family.

The Board's consensus was that as long as there is a Tabor Court in the Landing area, the name changing as discussed was acceptable. It was decided that a vote be taken on 11/13/07.

Central Square Commons

Mr. Flynn informed the Board that there will be an informal meeting on 11/1/07 regarding the proposal for the Clapp Building.

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Mrs. Akoury asked if the abutters have been notified. Mr. Fuqua stated that there will be a public hearing regarding this issue on 11/13/07.

Adjournment

At 8:15 pm, there being no further business, a MOTION was made by Frank Hawkins to adjourn and was seconded by Ms. Akoury, and UNANIMOUSLY VOTED.

Walter Flynn, Vice-Chairperson

Date