

**PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
December 15, 2009**

The Planning Board of the Town of Weymouth held a public meeting on Tuesday, December 15, 2009, at 7:00pm at McCulloch Building Conference Room, 182 Green Street, Weymouth, MA

Present: Walter Flynn, Chairperson
Sandra Williams, Vice-Chairperson
Mary Akoury, Clerk
David Chandler
Paul Hurley

Staff: Rod Fuqua, Principal Planner
Adele Cullinane, Procurement Officer

Recording Secretary: Janet Murray

Chairman Flynn called the meeting to order at 7:00 pm.

Minutes

A MOTION was made to accept the minutes from the October 20, 2009 Planning Board Meeting and was seconded and UNANIMOUSLY VOTED.

Preliminary Subdivision Plan

Petr: James Miller; Gregory Galvin, Attorney
Locus: Off Oakdale Road, Caroline Way
Sheet 48, Block 509, Lots 15 and 16
Zoning: R-1
Preliminary Subdivision Plan for a four (4) lot subdivision

Mr. Fuqua reviewed the process for approval of preliminary subdivision plan. He stated that the Planning Board has 45 days to make a decision on the preliminary plan. He noted that if a definitive plan goes forward there will be a public hearing.

Mr. Fuqua stated that the Board's choices are to approve, approve with conditions or deny by 01/08/10.

Mr. Fuqua stated that there is currently a single family dwelling on the property with access only off Caroline Way which would be a cul de sac. Mr. Fuqua noted that there will be a hearing before the Conservation Commission regarding this application as there are wetlands on the property.

Attorney Gregory Galvin appeared before the Board on behalf of the applicant. He noted that the applicants, James Miller and Edmund McLelland were present. He stated that this is a request to layout a four lot subdivision. He stated that there is currently a single family dwelling on the property. The property is accessed from Oakdale Street and also from Randolph Street. The applicant is proposing to have all access from Randolph Street as shown on the map as Caroline Way.

The opening to the property from Randolph Street is 40 feet; however, the property narrows to just under 40 feet at one point. There is an agreement with a neighbor for a land swap. This agreement will provide the lot with a full 40 foot width opening.

Mr. Galvin noted that the sketch submitted shows possible locations of dwellings. The specific locations will be determined when applying for building permits.

Shawn Hardy of Hardy Engineering stated that the proposed subdivision calls for a 400 foot long cul de sac to create frontage for lots. He noted that three waivers are requested from:

1. the required 90 degree angle to the roadway; the angle would be 74 degrees.
2. the required 30 foot wide radius at the intersection with Randolph Street; the turning radius to be 10 feet.
3. the requirement for a landscape island; no island built.

This matter was routed to town departments and received the following comments:

- Conservation Commission submitted a memo to Rod Fuqua, Principal Planner, from Mary Ellen Schloss, Conservation Administrator dated 12/11/09.
- Building Department, via conversation with Jeff Richards and Rod Fuqua; Layout of lots 2 & 3 present zoning noncompliance as laid out. There are conflicts with setbacks. On lot 2 the northerly line, length of 124.2 is considered the rear line. On lot 3 the property line with lengths of 66.1 and 106.4 is considered the rear line.
- Health Department noted that there is not a good layout for sewer by gravity; pumps and force mains pose concerns with respect to public health.
- DPW submitted a memo to James Clarke, Director of Planning & Community Development from Bob O'Connor, Public Works Director, dated 12/10/09.
- School Department noted no special concerns.
- Taxes are current for lot 15; lot 16 taxes and water bills are outstanding.
- Traffic Engineer submitted memo to Rod Fuqua from George Bezkorovainy, Traffic Engineer, dated 12/15/09.

Mr. Fuqua stated that access to this property from Oakdale Street should be restricted by deed if this plan goes forward.

Mr. Chandler asked if Oakdale Street could be developed. Mr. Galvin stated that the opening to Oakdale Street at Randolph Street is only 22 feet wide opening. He also stated that there are ownership questions to the midline of Oakdale Street.

Mr. Hurley commented the applicant's creativity in lot design. He noted that water and sewer drainage were mentioned; gas, electric, telephone, cable, etc. should also be noted. Also, a cross section with Randolph Street needs to be shown to show all of the tie ins.

Mrs. Akoury asked if owed taxes will affect a subdivision plan. Mr. Fuqua stated that proof of payment of all municipal fees will need to be provided as a condition if the plan goes forward.

Mr. Flynn noted that when he walked this site, it was wet. He stated that he would like to see the Conservation Commission review this prior to the definitive plan coming before the Planning

Board. He also asked how the water would be looped to Oakdale Street. Mr. Fuqua stated that this needs to be worked out by the applicant.

Mr. Chandler asked what is the length of lot #4. Mr. Hardy noted that the length is 240 feet.

Mrs. Akoury asked for clarification on the concerns to public health noted by Health Department.

Mr. Fuqua stated that the proposed house would likely require a chamber with a force main to pump the sewer to the sewer system in Caroline Way. Generally, DPW and the Health Department want to look at in-house ejector to determine that it is done properly.

Stephanie Dwyer, Oakdale Street, noted a correction that she and her husband only own lot 11. She asked if the homes would be built to own. She pointed out that the property is a disaster.

Town Councilor Harrington expressed concerns about setbacks on lots 2 & 3 and the Perry lot. He also stated that the driveway layouts go from highlands to lowlands and is winding and could interrupt the natural flow of water. There is a potential for ponding which attracts mosquitoes.

Councilor Harrington expressed concerns regarding the street layout safety issues for large trucks entering Caroline Way.

Councilor Harrington asked who would maintain sewer pumps. Mr. Fuqua stated that this would be determined and detailed at a later date.

Anne Hilbert asked if this project would fall under the Department of Environmental Protection (DEP).

Mr. Fuqua stated that the Conservation Commission will be the starting point for all issues related to the wetland impacts. He noted that all copies of these files will go to the DEP.

Claire Rexford asked why the water is shown on Oakdale Street but not the sewer. Mr. Flynn stated that there is an existing water line on Oakdale Street.

Ms. Rexford asked what is to keep people from using Oakdale Street. She noted that the existing property uses Oakdale. Mr. Flynn stated that this will be noted once definitive plan is in place.

Mr. Galvin noted that until lot lines and house placements are laid out, specific wetland impacts cannot be determined. He pointed out that the road is not within the conservation purview as it is primarily the houses that have the potential to encroach on the 100 foot buffer. He noted that the road has been kept out of the 100 foot buffer area.

Christine McCray, 20 Randolph Street, noted that there have been at least six accidents at the curve in Randolph Street. She expressed concern about having a street at this point in the curve.

Chief Leary noted that the street name should be reviewed as he is aware of at least three similar sounding names.

Capital Improvement Plan

Police Department

Mr. Fuqua stated that each department should note priorities and critical needs, and impacts if items requested are not received in the next year.

Police Chief Rick Grimes introduced himself to the Board and noted that he has been chief since October 1, 2009. He also introduced Captain Joseph Compersio who is an administrative captain.

Chief Grimes stated that the fleet is aging. The front line vehicles man the sectors of which there are five sector cars and two supervisors; these vehicles run 24 hours a day, 7 days per week, 365 days per year.

Chief Grimes stated that he would like to request 10 cars this year but had reduced that request to 5 cars with a request to maintain the replacement cycle at 7 vehicles per year. A fully equipped cruiser is \$30,000. He noted that the frontline vehicles are not in bad shape at this moment; four of seven have been replaced, two with grants. The cost of a marked cruiser, fully loaded is just over \$35,000. He noted that the Crown Victoria line will be ended after the next model year. He is looking at the Dodge Charger, the Impala Caprice and the Ford Taurus.

Chief Grimes stated that the current incident Command vehicle was purchased with funds from Sithe Energy. It is a 2001 Chevy Tahoe with 83,000 miles. It has all wheel drive, has a gun vault in the back and is unmarked. This vehicle is used in inclement weather, for training, and other situations; it is not a front line vehicle. Mr. Fuqua noted that additional information on need for incident command vehicle should be added for the capital improvement plan.

Chief Grimes noted that the command post vehicle is the nucleus of operations. Weymouth is a METRO community which is law enforcement consortium of 43 towns to west and south of Boston who have a pre-planned memorandum of agreement.

Chief Grimes stated that for the mobile/portable radios he can get 115 from Motorola at \$287,000 versus 120 from Taite at \$187,000. He noted that software interoperability is more important than brand name hardware.

Chief Grimes noted that the department's phone system was 3-5 years old (used) when the building opened in 1997 and needs to be replaced.

Fire Department

Chief Leary appeared before the Board. He stated that on 1/8/09 the Fire Department was awarded the Assistance to Fire Fighters Grant of \$220,000 for a UHF radio system. He stated that it should be up and running this Friday; will no longer need T-1 telephone lines. He noted

that the Fire and Police telephone system are compatible and would like to tag along with their change in system.

Chief Leary stated that Engine 5 will be replaced - Contract/ 5 year lease agreement is being reviewed by Mr. Wilson and once approved an early May delivery is expected. He intends to make a grant request to replace engine 2.

Chief Leary stated that the department has begun a three year project to remove all boxes from the wired system and replace a limited number with King Fisher radio fire alarm boxes. He noted that the department received a Community Development Block Grant (CDBG) funds to install 12 wireless fire boxes.

Chief Leary stated that Station 2 renovations are moving ahead, the kitchen and rec room electrical and plumbing have been roughed in – installation of cabinetry should be completed by the end of December. He noted that the Station 1 project is scheduled to begin on December 30, 2009 and take a month to complete.

Adjournment

At 9:15 pm, there being no further business, a MOTION was made by Mr. Hurley to adjourn and was seconded by Mrs. Akoury, and UNANIMOUSLY VOTED.

Walter Flynn, Chairperson

Date