

WEYMOUTH PLANNING BOARD
McCulloch Building, Whipple Center, 182 Green Street
November 12, 2013
Minutes

PRESENT:

Walter Flynn, Chairman
Sandra Williams, Vice Chairman
Dave Chandler
Mary Akoury, Clerk
Paul Hurley

ALSO PRESENT:

James Clarke, Director of Planning and Development
Abby McCabe, Principal Planner

Chairman Flynn called the meeting of the Planning Board to order at 7:00PM.

CAPITAL IMPROVEMENT PLAN (CIP) WORK SESSION

I.T. Administration and Health Department

The Chair asked Mike Gallagher, the Director of Administration, to review the updates and items being requested on the 2014 CIP.

In Process Items:

Item #1 – The implantation and installation of the new phone system is underway and to be completed soon. All phones have been replaced in school system but not finished on the town side, library, Water Treatment Plant and 3 Fire Stations. So far the new system has been successful. With the new phone system the town is looking to save between \$8 - \$25,000 per year.

Proposed Building, Grounds & Equipment:

Item #1 – A new roof at McCulloch and evaluate and install central air conditioning for the building.

Item #2 – Replace the gym floor at McCulloch. The floor is in need of repair but the roof is the top priority before any work being done to the inside of the building.

Item #10 - Wireless Field Tablets is an unscheduled item for the health department.

Item #11 - I.T. Department – Refresh Desktops. Mr. Gallagher stated he would love to get this project accomplished. Need to get some program in place where a number of desktops are replaced per year. Some of the existing desktops are 10 years old.

Item #13 – I.T. Infrastructure Upgrade at Tufts Library. Upgrade computers at the main library for citizens to use.

Item #14 – Dispatch Software for Police and Fire. This is a new request and there is a meeting this Thursday morning to look at an alternative software system that Boston Police & Fire use.

Item #64 - WAN Wiring Hamilton, Murphy, Fogg and Tufts Library - These buildings are not connected to the town-wide network infrastructure. This is a combined network structure not just schools expense.

Requested Vehicles

Item #1 – A new van for Elder Services has been requested and needs to be replaced.

Item #2 – A new passenger van to replace the old Dodge Caravan.

Item #3 – A four wheel drive pickup truck with a plow and crew cab has been requested with \$45,000 in FY16; use these vehicles to clean town parking lots in a snow event. There may be a possible opportunity to do something with Police Department this year to eliminate one vehicle.

Library Department

The Chairmen asked the Library Director, Rob McLean, to review the CIP items.

In Process Items:

Item #2 - Restoration of Fogg Library - This project is in process and is expected to be completed December 2013 or early 2014. When the project is complete the furniture and materials will be brought back in. Plans are to reopen the library in February or March 2014. The elevator shaft is almost complete. The original windows have been restored. The library is on the National Register of Historic Places and funding was provided from CDBG, the Host community Agreement, CPC and private donations.

Item #3 - Pratt Library window replacement - The window and mason repairs at Pratt will commence in spring 2014 and will be completed by end of this fiscal year.

Proposed Building, Grounds and Equipment:

Item #15 – Review and Evaluate Main Library - This building is 48 years old and would greatly benefit from a feasibility study.

Item #16 - North Branch Library - Central air conditioning is requested for North Branch.

Item #17 - Repairs at North Branch - Masonry repairs and restoration at North Branch, this location opened in mid 1950's. Currently there are two Eagle Scout projects to do interior and exterior work from Troop 2.

Public Work Department

Chairman Flynn stated that the Public Works Department is not present tonight to present their CIP and will be continued to the next meeting when the new Director is available.

119 RANDOLPH STREET - COURT ORDER REMAND FOR DEFINITIVE SUBDIVISION PLAN

Ms. McCabe reviewed the memorandum from the Planning Director to the Planning Board regarding the necessary waivers and suggested conditions as follows:

A. Waivers

1. *Section 5.2.4 - Waiver on 30 foot street radius on southeast intersection of Randolph Street.*
2. *Section 5.2.5 - Waiver for streets to intersect in a range from 600 to 1,200 feet.*
3. *Section 5.3.1 - Waiver of requirement for 40 foot right of way from approximately station 100 for 35.31 feet.*
4. *Section 5.5.4 - waiver on required 30 foot landscaped island at turn around.*

B. Conditions

1. *The subdivision is subject to and conditional upon the applicant establishing a Homeowner's Association with bylaws in the form dated November 8, 2013 and titles, "Bylaws of the Dandelion Lane Association, Weymouth, Massachusetts" and on file with the Planning Board.*
2. *The subdivision is subject to and conditional upon the maintenance plan dated November 8, 2013 and titled, "Declaration of agreements, Covenants, Restrictions, Easements and Establishment of Dandelion Lane Association, Weymouth, Massachusetts" and on file with the Planning Board.*

C. Approval Motion

To approve a definitive subdivision plan entitled, "Definitive Subdivision Plan of Land, 119 Randolph Street, Weymouth, Massachusetts 02189" "[sic]" prepared by Hardy Engineering, dated December 27, 2011, most recent version dated September 26, 2012, for land located at 119 Randolph Street, located on the Weymouth town Atlas Sheets 48 and 49, Block 509, Lots 15 and 16 with the below waivers and conditions.

Mr. Chandler stated he read the minutes from the last Planning Board meeting on November 4, 2013 that he was not able to attend.

Mr. Chandler made a MOTION to APPROVE a definitive subdivision plan entitled, "Definitive Subdivision Plan of Land, 119 Randolph Street, Weymouth, Massachusetts 02189" "[sic]" prepared by Hardy Engineering, dated December 27, 2011, most recent version dated September 26, 2012, for land located at 119 Randolph Street, located on the Weymouth town Atlas Sheets 48 and 49, Block 509, Lots 15 and 16 with the following waivers and conditions:

A. Waivers

5. *Section 5.2.4 - Waiver on 30 foot street radius on southeast intersection of Randolph Street.*
6. *Section 5.2.5 - Waiver for streets to intersect in a range from 600 to 1,200 feet.*
7. *Section 5.3.1 - Waiver of requirement for 40 foot right of way from approximately station 100 for 35.31 feet.*
8. *Section 5.5.4 - waiver on required 30 foot landscaped island at turn around.*

B. Conditions

3. The subdivision is subject to and conditional upon the applicant establishing a Homeowner's Association with bylaws in the form dated November 8, 2013 and titles, "Bylaws of the Dandelion Lane Association, Weymouth, Massachusetts" and on file with the Planning Board.
4. The subdivision is subject to and conditional upon the maintenance plan dated November 8, 2013 and titled, "Declaration of agreements, Covenants, Restrictions, Easements and Establishment of Dandelion Lane Association, Weymouth, Massachusetts" and on file with the Planning Board.

Ms. Williams SECONDED the MOTION.

Ms. Akoury stated she continues not to support this application but is bound to support it because it meets the Town's regulations and the Board has tried to work with the applicant and made the waivers and conditions as tight as possible. Ms. Williams agreed with Ms. Akoury as she was against the proposal but was legally bound to vote in favor.

VOTE: 4-0-1; Yes: Flynn, Williams, Chandler, Hurley. Abstained: Akoury.

MINUTES

The minutes from the joint hearing on October 7, 2013 were continued to the next meeting on November 19, 2013 since they were still waiting to be approved by Town Council.

Ms. Williams made a MOTION to APPROVE the Executive Session Minutes of September 17, 2013 as written. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Ms. Williams made a MOTION to APPROVE the Minutes of October 29, 2013 as written. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Ms. Williams made a MOTION to APPROVE the Minutes of November 4, 2013 as written. Ms. Akoury SECONDED the MOTION. Vote: 4-0-1 (Mr. Chandler abstained).

OTHER BUSINESS:

PLANNING BOARD REVIEW LETTER FOR OPEN SPACE PLAN

Ms. McCabe reviewed the draft of the Open Space Plan letter of support from the Planning Board provided in their packet. The updated Open Space Plan was submitted to the State in 2012 and the Town received conditional approval asking that the Planning Board submit a letter of review. The Planning Department expects to provide the outstanding items to the state by the end of the year.

Mr. Hurley made a MOTION to APPROVE the Planning Board letter for submission to MDCR. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

COVENANT RELEASE REQUEST - Pond Side/Burns Way Subdivision (405 Pond Street)

Mr. Clarke stated this street has been accepted as a public way and the covenant for all lots was released several years ago. The new buyer for 405 Pond Street wanted to ensure that the lot for sale is released from the covenant.

Mr. Hurley made a MOTION to APPROVE the Covenant Release Request for 405 Pond Street. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Clarke stated that Town Council approved the new zoning map amendment for property on 1267 Washington Street earlier tonight.

APPROVAL NOT REQUIRED PLAN (ANR / FORM A)- 1294 Washington Street

Ms. McCabe explained that the applicant has submitted an ANR plan proposing to divide the existing lot into 3 buildable lots shown as Lot A, B & C in the HT zoning district. As proposed, Lot A will have 72.09-ft of frontage, Lot B 60-ft of frontage, and Lot C will have 208.92-ft of frontage. The HT zoning district requires 60-ft of frontage. Mr. Clarke stated this is a request to subdivide into three lots. Mr. Clarke added that the applicant received approval from the Board of Zoning Appeals.

Ms. Williams made a MOTION to APPROVE this Form A. Mr. Hurley SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Clarke stated he has a draft of the report/study done at Weymouth High School. Mr. Clarke thinks the proposal will be shelved but will put this on the agenda for next meeting.

NEXT MEETING - The next meeting of the Planning Board will be held on November 19, 2013.

ADJOURNMENT - At 8:10PM, there being no further business, a MOTION was made by Ms. Williams to ADJOURN and was SECONDED by Ms. Akoury. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Callbeck
Recording Secretary

Approved by:

Chairman, Walter Flynn

Dated:
