

WEYMOUTH PLANNING BOARD
McCulloch Building, Whipple Center, 182 Green Street
November 4, 2013
Minutes

PRESENT:

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

MEMBERS NOT PRESENT:

Dave Chandler

ALSO PRESENT:

James Clarke, Director Planning & Development
James Lampke, Assistant Town Solicitor

Chairman Flynn called the November 4, 2013 meeting of the Planning Board to order at 7:00 PM.

Public Hearing - Court Ordered Remand for Definitive Subdivision Plan

Petr: Edmund McLelland and James Miller

Locus: 119 Randolph Street
Sheets 48 and 49, Block 509, Lot 16

Zoning: R-1

Proposed definitive subdivision to create four (4) buildable lots

Ms. Akoury made the motion to open the public hearing for 119 Randolph Street and waive the reading of the legal notice. Ms. Williams seconded the motion. It was unanimously voted.

Norfolk County Superior Court Order Remand of the Decision of the Planning Board on the application of Edmund McLelland and James Miller for a proposed subdivision of land located at 119 Randolph Street to create four (4) buildable lots in the R-1 (Residence, Low Density / Single-Family) zoning district.

Attorney Lampke, the Assistant Town Solicitor, stated that this hearing is for the Court Ordered Remand for the Definitive Subdivision Plan that is before the Planning Board. The hearing is based on revisions to the original application.

Attorney Galvin, representing the applicant, stated that the subject property is located off Randolph Street in South Weymouth. The applicants, Edmund McLelland and James Miller, seek to take the parcel and divide it into four (4) buildable lots. Dandelion Lane narrows by 2.5 feet at about 200 feet from Randolph Street.

The applicants met with Chip Fontaine, the Town Engineer in the Department of Public Works (DPW) and DPW is okay with the proposed detention area.

The Planning Board already approved the waiver on the radius and the applicant has agreed to install granite curbing on the radius.

Both Attorney Lampke and Attorney Galvin have spoken and agree on the revised application before Planning Board.

Mr. Clarke, the Planning Director, stated that he had no further questions and has seen the revisions.

Chairman Flynn asked if the by-laws and covenants are now as the Planning Board approved at the last meeting. Attorney Lampke responded that they are and that the Planning Board will see them again before they are submitted.

PUBLIC COMMENT

Ms. Anne Hilbert, Weymouth resident, was concerned with the width of the corner particularly for fire engines and asked that the fire department review further.

Chairman Flynn stated he is confident that this was approved by the Fire Department.

Mr. Clarke stated he is not aware of any access issues with the Fire Department or any other emergency vehicles on this road.

Ms. Hilbert stated that she believed homeowners are going to need additional homeowners insurance on these homes because of new flood plain areas and that this should be claimed on the deed.

Chairman Flynn responded that the flood plain will be subject to review by the Conservation Commission.

Mr. Hardy stated there are flags at the wetlands; 130 foot elevation. Homes are at approximately 162 foot elevation. An Abbreviated Notice of Resource Area Delineation (ANRAD) was confirmed by the Conservation Commission.

Mr. Clarke stated the Town had flood plain information adopted last year and it was implemented last year. There is talk about changes in the rate structure and the Town is monitoring the discussions on the issue.

Mr. Robert Kerry, an abutter, stated his concern with the retention pond and increased mosquitos.

Mr. Hardy stated that it is an infiltration basin and has an emergency channel in it. This was a \$17,000 piece of equipment that the applicants purchased to ensure the properties stay dry. Within 72 hours after a storm the basin will be dry again.

Mr. Mike Dwyer asked where the water goes. Mr. Hardy responded that it percolates through the soil.

Ms. Williams made a motion to close the public hearing. Mr. Hurley seconded the motion. It was unanimously voted to close the public hearing.

Chairman Flynn stated Planning Board will take the matter under advisement and it will be on the agenda for the next meeting, Tuesday, November 12, 2014. Additionally, the by-laws and covenants will be reviewed at that meeting.

REVIEW LETTER for OPEN SPACE PLAN

Mr. Clarke stated he would like to hold on this item until the next meeting.

OTHER BUSINESS: TETRATECK COMMUNICATION ITEM

Mr. Clarke handed out a survey/interview questionnaire regarding the clean up at the airbase and remedial actions at the base.

ADJOURNMENT

At 7:30 PM, there being no further business, a motion was made by Mr. Hurley to adjourn and was seconded by Ms. Akoury. It was unanimously voted.

Respectfully submitted,

Christine Callbeck
Recording Secretary

Approved by:

Chairman, Walter Flynn

Dated:
