

WEYMOUTH PLANNING BOARD
Mary McElroy Meeting Room, McCulloch Building, 182 Green Street
Tuesday, November 18, 2014
Record of Minutes and Proceedings

PRESENT:

Walter Flynn, Chairman
Sandra Williams, Vice Chairman
Dave Chandler
B.D. Nayak

NOT PRESENT:

Mary Akoury, Clerk

ALSO PRESENT:

Abby McCabe, Principal Planner

Chairman Flynn called the November 18, 2014 meeting of the Planning Board to order at 7:00 PM.

CAPITAL IMPROVEMENT PLAN PROJECT REQUESTS

School Department

Tom Slattery, Director of Maintenance; David Proule, Business Manager; and Laura Stevenson, Director of Technology were present to review capital requests.

The Fiscal Year (FY) 2016 one page of priority projects provided to the Planning Board and voted on by the School Committee was reviewed by Mr. Slattery:

Priority 1 in FY 16 “Masonry Restoration and Waterproofing at Chapman School”: The masonry restoration and waterproofing work at Chapman School is estimated to be 7 million dollars and is to be done over two years. The Town is under DEP regulations and must keep this as town priority 1.

Priority 2 in FY16 “Chapman Feasibility Study”: Mayor Kay has secured 1 million dollar for the feasibility study of Chapman School through negotiations with Starwood LLC for mitigation work at Southfield, but won’t likely get the funding until early 2015. There is potential for 54.1% reimbursement from the state on this project but there needs to be a feasibility study to qualify to receive reimbursement funds from the MSBA (Massachusetts School Building Authority).

Priority 3 in FY 16 “Replace Boilers, Controls and Associated Piping at Abigail Adams School”: The Town submitted the Abigail Adams boiler and controls project to the MSBA last year but Weymouth did not receive the necessary funding and has included the \$850,000 request in the capital improvement plan. This project needs to be funded for cost efficiency. The boilers are 41 years old. The Town is spending more money each year just maintaining the boilers and running them. New ones would cost the Town less than what it is currently paying. The Town needs to find a creative way to make this project happen.

Priority 4 in FY 16 “6 Vans”: This request is for 6 vans to replace 3 hi-tops and 3 regular special education vans for a cost of \$190,000. All of these existing vans have over 200 thousand miles on them.

Priority 5 in FY 16 “Roof Replacement at Johnson School”: Replacement of the front section of the roof at Johnson School. There aren’t any leaks, just constant repairs are necessary and the estimated price is \$385,000.

Priority 6 in FY 16 “Door and Storefront Replacement at Hamilton School: The School Department requests door and glass entrance way (storefront) at Hamilton School for \$175,000 to finish this project.

Priority 7 in FY 16 “Floor Tile Replacement at Various Schools”: The School Department has requested \$675,000 for floor tile replacement at various district schools. The tiles are 9 x 9 tiles that have hazardous materials in them. Vinyl tiles are proposed replacements.

Priority 8 in FY 16 “Roof Top Units at Weymouth High School & Abigail Adams”: Remove and replace 21 units (A/C) all are 19 years old or older and the cost is \$880,000.

Priority 9 in FY 16 for “WAN WIRING at Murphy School”: Murphy School is the only school not on the Town wide fiber optic wiring system; this impacts teaching and learning at Murphy and puts the school at a disadvantage. The cost to replace the T-1 line to complete fiber optic is \$100,000.

Priority 10 in FY 16 “Replace Boilers and Controls at Wessagusset School”: The boilers at Wessagusset Primary School are the original boilers from 1972; they were converted to gas in 2008 but boilers need to be replaced. This capital project includes the replacement of boilers, controls and associated piping for \$775,000.

Priority 11 in FY 16 “Chapman Roof Replacement”: This request is to replace the roof at Chapman Middle School for \$1,000,000.

Mr. Nayak asked how the cost was estimated. Mr. Slattery responded that it based on the size of the area to be replaced. Mr. Nayak asked what the square footage was at Chapman; Mr. Slattery stated he does not know, will get answer and report back.

Priority 12 in FY 16 “Computer Hardware Replacement at All Schools”: Ms. Stevenson stated computers need to be refreshed every 3-5 years and the school has requested \$150,000 to do this for all schools. At this point they would like refreshment of what we have while awaiting upgrading. They can rent Krome books for PARK Testing.

Mr. Chandler asked is there any chance that the town will go with the idea that each student gets an iPad? Ms. Stevenson stated the School Committee has looked into BYOD but it just doesn’t have the funding for it. It would cost approximately \$745,000 for infrastructure server upgrades to switch over to iPads.

Chairman Flynn asked if the schools have the capacity to bond. Mr. Proule responded that yes the schools can bond for technology expenses. Chairman Flynn thought this makes perfect sense to get this conversation going now in this town. Mr. Proule stated he will try to look at more than three years out and bond for what the needs is now. Need someone to evaluate the infrastructure and come up with a plan. Lower text book costs and upgrade technology costs.

Priority 13 in FY 16 “Furniture Replacement for Various Schools”: The school department is requesting \$150,000 for furniture replacement at various schools.

Ms. Williams commented that furniture purchases should be in the operating budget and isn't necessarily a capital budget request. Mr. Proule responded that to get on a cycle the town needs to budget for three classrooms per year and just keep that cycle going on a regular basis as an operating cost so it doesn't become a capital expense.

Priority 14 in FY 16 “Corridor Ceiling and Light Replacement at Weymouth High School”: Mr. Slattery explained that this request is for corridor ceiling and light replacement at the High School. This request is very important and four years ago this was priority #3 for the school committee because there are hazardous materials in the ceiling and need to do abatement. Mr. Slattery stated lighting is like technology it is very costly and keeps changing.

Mr. Slattery stated last year he wrote Planning Board a letter to accompany his CIP request. This town cannot afford to expand ball fields and not also work on the buildings.

Library Department

Robert MacLean, Director of Library Services was present for the meeting.

In Process Projects:

Mr. MacLean first reviewed the in-process request for window replacement at Pratt Library and Masonry repairs is underway and is expected to be done by spring 2015.

Proposed CIP Projects Reviewed:

Tufts Library – Review and evaluate renovation and expansion of the main library or replacement with a new building. Mr. MacLean informed the Board that next year Tufts Library celebrates 50 years. The feasibility and schematic design phase is completed but further evaluation of existing conditions is needed to determine the best approach to meet the library's needs. The request is for \$250,000 in FY 16.

North Branch Library - Central air condition is needed at the North Branch, this building even older than Tufts Library and gets very hot without air conditioning. The cost for this is \$120,000.

North Branch Library - Masonry repairs and restoration at North Library. The building is damaged and mortar is falling out. The cost for the exterior repairs is estimated at 50,000.

Public Works Department

Kennan Connell, Director of Public Works (DPW) and David Tower, Business Manager, were present to review capital requests.

In Process Capital Projects

Redirect the Sump Pumps and Laterals Town Wide – This project has been completed and can be removed from the capital improvement plan.

Radio Frequency PRV Valves and Water Tanks - This will be up and running in December 2014

Public Works Building – Replacement of windows and garage doors. This work is in process now, 95 windows have been replaced but there are still more windows to be replaced.

Great Pond Dam Repair / Sluice Gate – The public works department has been working with the conservation commission to have an engineer to look at the gate and this has been permitted through the conservation commission.

The Montcalm Street sewer work has been completed. Replacement of the sluice gate on Whiteman's Pond is also completed.

Sidewalk Repairs – Mr. Connell explained that the DPW is making repairs as needed.

Park Improvements – Various park improvements have been completed this past year with revenue from the local meals tax funds and grants. A significant amount of work was done at Brad Hawes Park in connection with the planning department.

Proposed Capital Projects:

Stormwater Improvements at Herring Run - Three designs are currently being looked at and the estimated cost is unknown at this time and is listed in unscheduled.

Whitman's Pond Hydro Rake, Harvester and Dredging for South Cove – Mr. Connell explained that he feels the DPW would be the appropriate operator of the weed harvester if it was to move forward with this purchase because it is a major piece of equipment. This request is to remove the lilies and vegetation and dredging of South Cove.

Park improvements at several parks in the town. The DPW has worked closely with planning on park improvements and will continue to work on project projects as various funds become available.

The Public Works Building – Mr. Connell explained the current condition of the Department's building on Winter Street. Window replacements are underway but replacement of gas pumps, masonry repairs, heating system and boiler replacement is needed. Considering if needs a new building. Mr. Chandler asked has there been an evaluation of the building. Mr. Connell stated not an official one but he feels a new building is essential.

Various Drainage Improvement Projects – A total of \$1,250,000 with \$250,000 in each of the next five years. Flooding all around town, road work is limited

Resurface and Re-Stripe town owned parking and driveways (school owned and non-school owned) – Many parking lots and driveways both at schools and other town owned properties are in terrible

conditions and are in need of repair. Resurfacing funds have been requested for \$250,000 per year for non-school resurfacing and \$400,000 per year for five years for school lots and driveways.

Sidewalk Repairs - \$3 million requested total over the next five years with \$500,000 for each year to provide funding for emergency repairs as needed.

Road resurfacing is requested for a total of \$13.9 million for surfacing for unaccepted roads because they do not qualify to receive Chapter 90 funds.

Seawall Repairs at various locations for 4 million and looking for grants to help fund.

Commercial Street Bridge at Water Street - There is structural failure; had traffic engineer look at issue, repair is necessary. Request for 1 million in FY 16.

Annual Inflow and Infiltration Program – Total project cost \$5 million; 1 million each year MWRA funds a lot of this.

Pump Station Rehabilitation - These were done in mid to late 1990's; need yearly maintenance updates.

Well Rehabilitation - Need to do rehab on an annual basis and replace aging parts. This is a new capital request.

Engineering study and permitting for potential dredging of south cove at Whitman's Pond for \$100,000 in FY 16. Some funds may be available through the water fund and a careful study needs to be completed before work moves forward.

Endicott St. / Unicorn Avenue MBTA Drainage Improvements – Request for \$250,000 in FY 16 There is significant drainage issues near Legion Field. The existing 36 inch pipe clogs easily and floods the area. DPW is finalizing design plans and this is a new capita request.

Sundin Road, Klasson Lane, and Ericson Road Improvements – A total of \$600,000 request for improvements to these private roads. \$350,000 in Community Development Block Grant funds (CDBG) have been awarded because these private roads are located in a CDBG qualifying area.

Requested Vehicles:

Mr. Connell emphasized that the Department the tradesman vans (#18) on the CIP and the bucket truck (#25 on the CIP) and the Backhoe (#30 on the CIP) are the Department's highest priorities. The bucket truck is especially important to clear trees during storms and to respond to calls. DPW needs the right equipment to do the best job.

Mr. Chandler asked staff to breakdown the total amount of money requested for each department to provide for the Board.

Other Business:

SURVEY - Ms. McCabe asked Planning Board members to please pass in their surveys distributed for the last meeting on the Consolidated Plan resident needs survey for the five year plan update.

PUBLIC HEARING ON ZONING AMENDMENT PETITION

Ms. McCabe asked Board members if they could commit to December 15, 2014 for a Joint Public Hearing with Town Council to discuss the MEASURE #14 107 for the Zoning Ordinance Amendment to Allow Restaurants with Drive-Thru-Windows in the Highway Transition Zoning District submitted by the owner of 1255 Main Street.

Ms. Williams stated she objected to meeting so soon to discuss; she would like to allow Ms. McCabe more time to look into the matter and prepare information for Planning Board. The Board has 65 days; no need to rush this meeting in before the holidays.

Board members agreed. Ms. McCabe suggested add drive thru with special criteria and suggested the Board hold a Joint Public Hearing on January 20, 2015 with Town Council at Council's regularly scheduled meeting.

ECONOMIC DEVELOPMENT COMMITTEE

Ms. McCabe advised the Board that there is a meeting of the Council's Economic Development Committee on December 4, 2014 at 7:00 PM in the Abigail Adams Auditorium with a presentation from Mr. Delegas on his development plans for his property in Weymouth Landing. The meeting is open to the public and all Planning Board members are invited.

NEXT MEETING

The next meeting of the Planning Board will be held on December 2, 2014 at 7:00 pm.

ADJOURNMENT

At 9:12 PM, there being no further business, a MOTION was made by Ms. Williams to ADJOURN and was SECONDED by Mr. Chandler. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary

Approved by:

Chairman, Walter Flynn

Date: 12/2/14