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WEYMOUTH PLANNING BOARD JUL 22 AM 11:59
McCulloch Building – Mary McElroy Room
182 Green Street, Weymouth, MA
Tuesday, March 12, 2019
MINUTES

PRESENT:

Sandra Williams, Chairman
Paul Rotondo
Ken Padula
B.D. Nayak
George Berg

ALSO PRESENT:

Eric Schneider, Principal Planner

Chairman Williams called the meeting to order at 7:00PM.

Continued Public Hearing from February 19, 2019

Mr. Berg made a motion to open the Public Hearing. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Continued Public Hearing on the Definitive Subdivision application of All Star Development LLC, for property located at **163 Front Street, Weymouth, MA**, also shown on the Weymouth Town Atlas Sheet 24, Block 322, Lot 3 for a proposed subdivision shown on a plan entitled: "Definitive Subdivision Plans for 163 Front Street" prepared by Strongpoint Engineering, dated December 7, 2018. The subdivision application proposes new road accessing three new buildable lots for the construction of single-family homes in the R-1 district; also including conditions of approval. This item is continued from February 19, 2019.

Eric Dias
Attorney Greg Galvin
James Bristol

Attorney Galvin stated Planning Board requested applicant widen Massapoag Street to 24 feet going forward. Applicant has agreed to widen Massapoag Street 24 feet for the entire length of the road.

Discussion regarding guardrail or requirement of sidewalk; suggest either one or the other.

Chairman Williams asked is the applicant going to widen the entire width of the road to 24 feet. Mr. Dias stated yes; the original road was 20 feet now the applicant will make road 24 feet wide with elimination of sidewalks.

Chairman Williams stated no parking? Mr. Dias stated only in the cul-de-sac.

Mr. Nayak asked about the center of the island; the retention pond.

Mr. Dias stated it is designed to be a dry basin; not to hold water.

Mr. Nayak's concern is that it is too deep; concern for children having accidents and drowning in bottom of basin.

Mr. Nayak additionally has concerns about the steep grading on the slope of drive-ways; lot 4 and 7 grading is too deep and should not be more than 25% for no accidents.

Mr. Rotondo stated Planning Board is trying to be consistent in getting granite curbs in all new developments in Weymouth.

Mr. Luongo stated because Massapoag Street doesn't have sidewalks, he agrees with developer and instead of having sidewalks going to nowhere it's a good idea to swap sidewalks for 24 foot width of the road. This is money well spent to benefit the neighborhood and neighbors there.

Mr. Berg stated he feels it is a benefit to pave all the way to Forrest Street and he is in favor of Cape Cod berm and repave all the way to Forrest Street (see item #7).

Mr. Luongo stated he will go with the recommendation of the Engineering Department.

PUBLIC COMMENT

Jean Lacey
29 Harvest Lane

Ms. Lacey asked will there be enough volume for the catch basin at the corner of Harvest Lane/Massapoag Street. She asks because now when this drain overflows it comes straight into her property.

Mr. Dias stated as part of the design that was submitted there is a new catch basin that will drain away from that area and towards Braintree.

Mr. Luongo told Ms. Lacey that he will send DPW out to look at the catch basin that she is speaking about.

John Lacey
29 Harvest Lane

Mr. Lacey asked to confirm Massapoag Street will be 24 feet wide with no sidewalks.

Carol Joy
254 Forrest Street

Ms. Joy stated she owns property behind her home that she was always told is wetlands.

Mr. Berg asked did they accept the wetlands boundaries, answer was yes.

Mr. Berg made a motion to close the Public Hearing. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Berg made a MOTION to APPROVE 12' Cape Cod berm. Mr. Rotondo SECONDED the MOTION.

Discussion

Mr. Padula made a MOTION to APPROVE Proposed Conditions for Approval Definitive Subdivision – Massapoag Street Extension (Exhibit #1) subject to Planning Board and Engineering Department approval. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

(Exhibit #1)

PROPOSED CONDITIONS FOR APPROVAL DEFINITIVE SUBDIVISION – MASSAPOAG STREET EXTENSION

1. Applicant shall review the proposed roadway cross section to provide 24' of paved roadway width. This replaces the previously submitted 20' paved width with 4' sidewalk configuration.
2. Applicant shall review the cul-de-sac design as follows:
 - a. Widen the cul-de-sac to provide a minimum 96' diameter.
 - b. Maintain a Fire Access Road width of 20' minimum around the entire cul-de-sac.
 - c. Install street signage or road markings indicating "No Parking / Fire Lane" both sides of street.
 - d. Delete the proposed guardrail.
3. Applicant shall install granite curbing instead 12-inch Cape Cod berm – OR – if 12-inch Cape Cod berm is to be utilized, applicant will resurface Massapoag Street via micro-surfacing or pavement overlay.
4. Applicant shall address the comments provided by Mary Ellen Schloss, Conservation Administrator dated February 11, 2019.
5. Applicant shall address the comments provided by Chip Fontaine, Town Engineer dated February 12, 2019.

6. Once the above items are addressed to the satisfaction of the Town Planner, Applicant shall submit the required Mylar plans for endorsement.
7. Applicant shall identify and reserve a “drainage basin area” within a lot in the event the town wishes to have the drainage basin in the cul-de-sac relocated to be outside the proposed Right-of-Way.

CAPITAL IMPROVEMENT PLAN (CIP)

John MacLeod, Director of Asset Management

Chairman Williams stated in the past Planning Board has met with department heads; now Planning Board is left out of obtaining all the information that goes into making up the CIP.

Mr. MacLeod stated he can answer any questions regarding any item on this list.

Mr. Schneider stated all department and items are being streamlined through Mr. MacLeod and cost effectively ordered/purchased with Mr. MacLeod overseeing everything.

FY20

Line 2	DPW Bucket truck
Line 5	DPW sidewalk repairs
Line 9	DPW 3dump trucks w/ sanders/plows
Line 12	Front end loader with attachments
Line 15	mini excavator
Line 16	Patch trailer (2 nd unit)
Line 20	sea wall repair @ Fort Point Road
Line 21	Commercial Street Bridge @ Water Street
Line 24	Herring Run Repairs
Line 25	Ladder 5
Line 31	Station #2
Line 45	7 marked cruisers – replacement
Line 47	electronic control devices – tazers
Line 48	Body armor
Line 62	New school security entrances; Murphy, Nash, Pingree, Talbot
Line 63	Murphy, Johnson chair lift replacements
Line 67	Technology infrastructure

Mr. Berg stated it is disturbing that there is no backup for school system information. What is the status of our information today? Mr. MacLeod stated the plan is to continually upgrade; trying to keep feeding the need.

Line 68	technology devices
Line 69	robotics/CTE and electives
Line 71	Curriculum materials

Line 86	one 35,000 GVW dump truck w/plow and sander
Line 88	Annual I/I (inflow & infiltration)
Line 89	Pump station rehabilitation
Line 90	Crew Chief vehicles and add to existing 2013 to crew for transport
Line 92	Backhoe
Line 93	Service truck and utility vehicle
Line 94	Water main replacement program – annual
Line 95	Water treatment plant/facilitator remote sites
Line 97	Water treatment plant vehicles
Line 98	Crew Chief vehicles and add existing 2014 model to crew for transport
Line 100	Mini pumper squad
TOTAL	\$12,127,982.00

Mr. Schneider asked does this include grant monies and state monies. Mr. MacLeod stated yes.

Mr. Padula made a MOTION to APPROVE and recommend the CIP to the mayor. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

NEXT MEETINGS

The next meeting of the Planning Board will be held on April 9, 2019.

ADJOURNMENT

Mr. Rotondo made a MOTION to ADJOURN at 8:25PM. Mr. Padula SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary

Approve



Sandra Williams, Chairman

Dated:

7-20-2021
