

WEYMOUTH PLANNING BOARD
192 Green Street, Mary McElroy Meeting Room
McCulloch Building, Weymouth, MA 02191
Tuesday, January 6, 2015
Record of Minutes

PRESENT:

Walter Flynn, Chairman
Sandra Williams, Vice Chairman
Mary Akoury, Clerk
B.D. Nayak

NOT PRESENT:

Dave Chandler

ALSO PRESENT:

James Clarke, Director Planning & Development
Abigail McCabe, Principal Planner
Christine Malloy, Recording Secretary

Vice Chairman Williams called the January 23, 2014 meeting of the Planning Board to order at 7:00 PM; Chairman Flynn was present but handed the Chairman role over to the Vice Chair because of a cold.

REQUEST FOR POOL VEHICLE FOR TOWN HALL USE

Ms. McCabe stated a memo came in from Michael Gallagher regarding a request for a pool vehicle for Town Hall use. The memo read as follows:

TO: MAYOR KAY
FROM: MICHAEL GALLAGHER
CC: PLANNING BOARD
RE: POOL VEHICLE FOR TOWN HALL
DATE: DECEMBER 26, 2014

Recent events including damage to an employee's vehicle while on Town business and my inability to respond to an incident during a recent storm have identified the need for a "pool" vehicle that would be available to Town Hall personnel.

I recommend the Town purchase a SUV style vehicle, with four wheel drive or all-wheel drive that could be used by various departments while on Town business. The vehicle would be stationed at Town Hall, have official Town plates and be available on a first come first served basis. We would utilize an electronic signup process using Outlook to reserve the vehicle, much the same as we currently reserve laptops and other equipment. All approvals can flow through a single user with a designated backup to cover vacations, etc. Utilizing Outlook the vehicle could be reserved for blocks of time or whole days if needed.

This is a new capital request that is not on the current schedule, but needs to be added under Administrative Services. I would anticipate moving forward with this purchase in the current

fiscal year with an anticipated cost that would not exceed \$30,000.00. I do not as yet have a funding source, but I will work with Jeff Richards and Bill McKinney to find the dollars needed for this purchase. I thank you for your consideration of this request.

Vice Chairman Williams stated she questions this requested vehicle and thinks the Town of Weymouth can put \$30,000 to better use in other areas.

Mr. Clarke stated he is not in support of or opposed to the request but rather just stating an example; a conservation agent needs to get to a salvage yard and she needs to get to an un-drivable road; how is she supposed to view the area; in her own vehicle?

CAPITAL IMPROVEMENT PLAN (CIP) REVIEW

Planning Board members reviewed CIP and considered voting to submit report to Mayor Kay.

Chairman Flynn stated in consistency to several items, in some cases the ranking applies and in some cases the ranking system does not apply. For example, line #3, this item is unscheduled and depends on Southfield.

Ms. McCabe recommended that the Board begin reviewing each item and ranking the requested items. After the rankings have been finalized the updated CIP will be voted on at an upcoming meeting for submission to the Mayor.

The capital requests are generally rated as follows:

Rating 1 – Identifies projects for priority funding. The priority is based on the critical nature of the request for public safety, emergency, legal or structural condition reasons.

Rating 2 – Identifies projects for funding if funds are available. Generally these items are routine maintenance items that have reached a point of concern or they are projects that may be funded in whole or in part by grant or other funds when funding becomes available.

Rating 3 – Identifies projects that are of a routine or regular maintenance nature. Some are items that are on an annual cycle for upgrade. Other requests require maintenance on a greater periodic timeframe.

Members discussed current ranking system and decided to delete ranking number 4.

Ms. McCabe stated below are a few items put back on the CIP after the meetings for one reason or another:

Administration & Community Services:

The Director of Administration and Community Services requested the second four wheel drive Civil Defense Vehicles be added back in for \$45,000 back into the Administrative and Community Services and Civil Defense request (line #4). Since the November 12 meeting, a vehicle has become non-operational and the two vehicles are now needed.

A new vehicle request has been added (#6) for a shared vehicle to be used by various Town departments. A four wheel drive SUV vehicle estimated at \$30,000 is requested for the current fiscal year. See the enclosed memorandum from Mike Gallagher dated December 26, 2014.

School Department:

At the November 18 meeting, the Board asked what the size of the Johnson Roof area to be replaced was and how the estimated cost was calculated. The Director of Maintenance responded that the estimated cost is approximately \$10 - \$12 dollars per square foot. The \$12 dollar estimate was used in the estimate for \$900,000 they could do approximately 75,000 square feet of repairs. The exact extend of the repairs would be determined at the time of funding as to what part of the roof is in the worst condition. If the section extends to the vocational area, it's a saw tooth section and it would be considerably higher cost approximately \$20 per square foot due to the carpentry work that would be needed, which would only be approximately 45,000 square feet of roof repaired.

Police Department:

The original request reviewed with the Board on December 2 for the Gun Lockers in the Booking Area (previously #37), DNA Evidence Storage Refrigerators (#42), and the Prisoner Property Storage Lockers (#43) have been combined to total \$25,000 requested in FY 17. The combined request is shown as #35 in the updated CIP document.

Additionally, the \$16,000 request for the 20 Portable Radios (previously # 46) was increased to a request for 25 radios for \$25,000 in FY 20.

The original \$10,000 request for the cell block audio / video monitoring system and the panic alarm notification system have been removed. The police department has indicated that they will add this to their operational budget.

Town Council:

Town Council's request for various upgrades to the Council Chambers at Town Hall was incorporated as #4 on the proposed buildings, grounds, and equipment requests. The \$41,000 request for new curtains, blinds, IPads, audio / microphone system, painting and flooring has been added as an unscheduled request.

Building Department:

The Inspector of Buildings submitted a request for Town Hall building improvements. The \$400,000 requests new HVAC, new rain leaders, gutters, roof, cupola and façade improvements. This request has been added as #3 on the CIP. A cost estimate from McKinnell, McKinnell, and Taylor, Inc. is enclosed.

Proposed Building

#1	McCulloch new roof	rating 1
#2	McCulloch replace gym floor	rating 1 after roof
#3	Town Hall various buildings	rating 1 with rainstorms this past year. Flooding in basement
#6	Reconfigure Fire Alarm & Office	rating 2
#7	Renovate living quarters at Station 2	rating 3
#8	Replace Station 1	will confirm status of study
#9	Replace Station 1 Generator	rating 1
#10	HVAC for Station 3 and Station 5	rating 1
#12	implement virtual desktop environment	rating 2
#13	Refresh printers, gen government (not schools)	rating 2
#14	Library IT upgrade (@ Tufts)	rating 2
#15	Police/Fire Dispatch System Software	rating 1
#16	Tufts Feasibility Study	rating 2
#18	Masonry repairs and restoration at North Branch	rating 2
#19	Libbey Parkway/Middle St traffic signal	rating 1
#22	Back River Trail - landfill extension - has funding	rating 1
#26	Town Traffic Signals Upgrades	rating 1 in process on Green & East Streets
#30	Park Improvements (various parks)	rating 1
#32	Card access system and security cameras	rating 1
#37	Electronic Controlled Weapons tasers	rating 2 Ms. Williams, should be a budget item for Police
#39	Firearms Upgrade	rating 2
#40	Speed limit/Sign Board Trailer	rating 3
#41	Portable Battery Replacement	rating 2 Ms. Williams, should be a budget item for Police
#43	Police Cruiser Computers	rating 1
#45	Public Works Building	rating 1
#46	Drainage Project, Various locations	rating 1
#47	Resurface and re-stripe town owned parking & driveways	rating 2
#48	Resurface school owned parking & driveways	rating 2
#49	Sidewalk repair	rating 1
#50	Road resurfacing, unaccepted roads	rating 1
#51	Seawall Repairs, various locations	rating 2
#52	Commercial Street Bridge at Water Street	rating 2
#53	Annual I/I Program	rating 1
#54	Pump Station Rehabilitation	rating 1
#56	Water Main Replacement Program - Annual	rating 1
#57	Well Rehabilitation	rating 1
#58	Evaluations and design to "daylight" Great Hill Park	rating 1

#59	Engineering study/ initiation of permitting for Whitmans	rating 2 draft is out for review
#61	Endicott/Unicorn/MBTA drainage improvement	rating 1
#62	Sundin/Klasson/Ericson improvements	rating 1
#63	WHS ceiling/light replacement maroon bldg	rating 3
#64	Chapman Feasibility Study	rating 1
#65	Hamilton Door & Store Front Replacement	rating 1
#66	Adams - Boilers and controls	rating 1
#67	Johnson - replace roof front of building	rating 1
#68	Nash - masonry restoration	rating 2
#69	Furniture upgrade - various schools	rating 2
#71	Chapman masonry restoration/water proofing	complete study first
#72	Duct cleaning	rating 3
#73	Computer, hardware replacement cycle schools only	rating 3
#74	Various schools replace floor covering	rating 2
#76	Carpet replacement	rating 1
#77	WAN wiring at Murphy	rating 1
#78	Chapman roof replacement old voc area and corridors	study first
#79	Seach - floor coverings projects	rating 2
#80	Wessagusset floor coverings projects	rating 2
#81	Nash - replace door and store fronts	rating 1
#82	Wessagusset replace boilers and controls	rating 2
#84	Adams - masonry restoration/waterproofing	rating 2
#85	Alternative High School - replace existing windows/doors	rating 1
#86	Murphy - replace counters and sinks	rating 2
#87	Various schools - handicapped accessibility upgrades	rating 1
#88	WHS - corridor/café floor tile replacement	rating 2
#97	Hamilton - replace boilers and controls	rating 2
#98	Various schools - replace generators	rating 2
#100	Chapman - ceiling and light replacement	study first
#109	Murphy - replace doors and overhang	rating 2
#110	Pingree - finish ceiling tile and light replace in classrooms	rating 2

Proposed Building, Grounds and Equipment

#117	Pingree - replace roof covering	rating 2
#120	Adams and WHS Maroon replace rooftop units	rating 2
#123	Wessagusset School - masonry restoration	rating 2
#124	Academy - remove and replace gym roof	rating 2
#128	Nash - remove and replace roof	rating 2
#129	Adams - remove and replace windows/doors/storefronts	rating 2

Requested Vehicles

#1	Elder Service Van	rating 2
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#2	7 passenger van	rating 1
#3	four wheel drive pickup truck with plow and crew cab	rating 1
#4	2 four-wheel drive truck w extended crewcab	rating 2
#5	four-wheel drive SUV type vehicle for shared use at T.H.	rating 3 Ms. Williams does not feel this is a necessary CIP item
#6	Replace 1986 Mack Engine	rating 2
#9	Replace C-6	rating 2
#10	C-1 Chief's Vehicle	rating 2
#11	C-11 Staff Position Vehicle	rating 2
#13	Police Cruiser replacement	5@1; 1@1
#14	Motorcycles	rating 1 PB recommends 2 motorcycles
#16	Community Outreach Van	rating 3
#17	3 tradesman vans	rating 1
#18	3- one ton dump truck with plow & sander	1@1, 2@2
#19	3 tradesman vans	rating 2
#20	bobcat with forks	rating 2
#21	3- 35,000 GVW dump trucks w/plow & sander	rating 2
#23	tractor w a flail mower w m-trim for holder machine	
	And sidewalk tractor w snow plow rubber tire	rating 1
#24	one rubber tire backhoe	rating 1
#25	three one-ton trucks w/plows and sanders	1@1, 2@2
#26	medium duty truck w 60' aerial device and man-bucket	rating 1
#27	skid steer loader w attachments	rating 2
#30	new vehicles	rating 1
#31	JCB backhoe	rating 1
#32	dump truck 35K GVW w/spreader & plow	rating 1
#34	meter room vehicles	rating 1
#35	water treatment plant vehicles	rating 1
#36	vehicles for inspectional services	rating 2
#37	aerial lift vehicle 35' insulated boom	rating 1
#40	Van - CTE at WHS	rating 2
#41	F450 refrigerator truck	rating 2
#42	F350 pickup, plow, sander	rating 2
#43	Sped Vans 200E350	rating 1

REVIEW OF ZONING AMENDMENT PETITION, MEASURE 14-107 - DISCUSSION PRIOR TO JANUARY 20, 2015 PUBLIC HEARING

Zoning Ordinance Amendment Petition - Dunkin Donuts, 1255 Main Street, property Owner zoning ordinance amendment to allow restaurants with drive-through window Service in the HT zoning district if less than 20 seats (Article VIB, Section 120-22.8 E).

Ms. McCabe stated Weymouth's Zoning Ordinance outlines the following five criteria that must be met for the Board of Zoning Appeals to grant a Special Permit:

1. The specific site is an appropriate location for such a use.
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town.
3. There is not a potential for nuisance of serious hazard to vehicles or pedestrians.
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use.
5. That the public convenience and welfare will be substantially served with the proposal.

Mr. Clarke stated widening of Route 18 in front of this Dunkin Donuts would not affect parking just landscaping. Dunkin Donuts wants to buy the property.

Ms. Williams wants to make sure if the zoning changes is recourse to not allow any other pop-up ideas.

Ms. McCabe stated currently restaurants with drive-throughs are only permitted in the B-1 zone with a special permit. If this is changed it would allow applicant's in the HT zone to apply for special permit as well. Ms. McCabe suggested Planning Board follow strict criteria expressly listed in the Zoning Ordinance.

Last night the applicant met with the Ordinance Committee. Town Council asked the applicant to come back with more information regarding who is the lot owner. In the meantime Ms. McCabe stated she will look into finding out the number of other properties in the town with an acre of land and bring it in a list format to this Board so that it may see the possible requests that may come to Zoning Board for Special Permits if this zone change is approved.

MINUTES

Mr. Flynn made a MOTION to APPROVE the minutes of October 21, 2014 as written. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Flynn made a MOTION to APPROVE the minutes of November 12, 2014 as written. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Upcoming Meeting

Ms. McCabe reminded the Board that January 20, 2015 is the joint hearing with Town Council.

Weymouth Landing Proposed Project

Mr. Clarke informed the Board that the Weymouth Redevelopment Authority has hired The Cecil Group to look at landscaping on the proposed project from the Delegas Group proposed in Weymouth Landing.

NEXT MEETING

The next meetings of the Planning Board will be held on February 3, 2015.

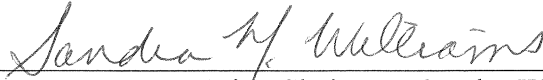
ADJOURNMENT

At 9:15 PM, there being no further business, a MOTION was made by Mr. Flynn to ADJOURN and was SECONDED by Ms. Akoury. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary

Approved by:



Vice Chairman, Sandra Williams

Dated:

