

RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE

WEYMOUTH PLANNING BOARD JUL 22 AM 11: 59  
McCulloch Building – Mary McElroy Room  
182 Green Street, Weymouth, MA  
Tuesday, February 19, 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 4, 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. This item is continued from February 4, 2019.

Eric Dias  
Strongpoint Engineering  
163 Front Street

Mr. Dias stated he is here to address questions brought up by the Planning Board and abutters at the February 4, 2019 meeting. A summary of all revisions is listed below:

- Added approximate houses to the lots and included a limit of clearing buffer on each lot (2-4). We held 15' off the existing side lot lines and 40' off the rear thinking a direct offset of the property lines would be the easiest way to memorialize the buffer zone.
- Added vertical granite curb throughout at the request of the Board.
- Revised the entrance curb radii to 30'.
- Added a waiver request to eliminate the center island for the cul-de-sac.

- Added notation that all gas and ETC shall be under ground.
- Added notation that all street trees shall be 3-4" caliper at 4'.
- Added notation for post lights in the front yards per Town Ordinance.

Mr. Nayak stated on all existing lots 15' buffer should be continuous.

Mr. Schneider asked has the applicant finalized plans with DPW. Mr. Dias stated not as yet, but it will be done after this meeting. Mr. Dias said that a new set of plans will be submitted to DPW reflecting resolution to their outstanding comments.

Ms. Williams asked what was still outstanding with DPW. Mr. Dias stated that they were minor issues including pipe sizes and storm water management questions.

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

Ms. Williams asked Mr. Schneider if this would be a conditional approval given the open DPW items. Mr. Schneider that the Planning Board's approval is limited to the lot and street layout. DPW won't issue sill permits until they are satisfied that their concerns have been met.

Mr. Berg made a MOTION to ACCEPT the Waiver to eliminate the island in the cul-de-sac. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Berg made a MOTION to APPROVE (with below listed conditions) 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 a new road accessing three new buildable lots for the construction of single-family homes in the R-1 district. This item is continued from February 4, 2019.

All DPW requests are to be met prior to permitting and Planning Director and Principal Planner are to approve homeowner association documents prior to start.

- Added approximate houses to the lots and included a limit of clearing buffer on each lot (2-4). We held 15' off the existing side lot lines and 40' off the rear thinking a direct offset of the property lines would be the easiest way to memorialize the buffer zone.
- Added vertical granite curb throughout at the request of the Board.
- Revised the entrance curb radii to 30'.
- Added notation that all gas and ETC shall be under ground.

- Added notation that all street trees shall be 3-4" caliper at 4'.
- Added notation for post lights in the front yards per Town Ordinance.

Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Public Hearing on the Definitive Subdivision application of Bristol Brothers Development Corp, for property located at **Massapoag Street, Weymouth, MA**, also shown on the Weymouth Town Atlas Sheet 44, Block 504 & 505, Lots 8, 1, 2 for a proposed subdivision shown on plan entitled: "Definitive Subdivision Plan for Massapoag Street, Weymouth, MA" prepared by Crocker Design Group, dated and stamped December 20, 2018. The subdivision application proposes an extension of Massapoag Street accessing (7) seven new buildable lots for the construction of single-family homes in the R-1 district.

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

Attorney Greg Galvin  
James Bristol, Developer  
Gabriel Crocker, Design Engineer

Three lots at the end of Massapoag Street, applicant wants to extend street and put a cul-de-sac in. Applicant is requesting six waivers. Have received comments from DPW and have worked on some of the comments. The applicant had a neighborhood meeting this past weekend; 15 people were present.

Mr. Crocker stated the extension of Massapoag Street is approximately 370 feet; with:

- Two 10 foot lanes
- Sidewalk on one side
- Sidewalk up against the cape cod berm
- maximum length of cul-de-sac 980feet

There are comments coming from the Conservation Committee and DPW. The applicant is committed to addressing each comment.

Chairman Williams asked for confirmation on some of the homes will have sewer ejection pumps, not all of them. Mr. Dias stated yes, that is correct. Just a few of the homes will have sewer ejection pumps.

Mr. Nayak stated he would like to see the percentage of wetland area. Mr. Dias stated what page of the plans that information can be located on.

Mr. Nayak asked what is the setback/zone. Mr. Dias stated it is similar to Weathervane, Jacobs Lane, and Meredith Woods; 2,000-3,000 sq. ft.

Mr. Berg asked approximately how far down does the road narrow; and property #68 is it to be demolished or remodeled. Also is there ever intent to make this be a public way. In the future the town has issues with cul-de-sacs with islands on them.

Mr. Bristol answered if the neighbors agree to move the drainage to the last two lots.

### **PUBLIC COMMENT**

Arthur McCarthy  
25 Ryan Way

Mr. McCarthy asked what is the size and scope of the wetlands to be dredged.

Mr. Schneider stated that is a questions for the Conservation Commission not Planning Board.

James George  
254 Forrest Street

Mr. George asked what size lot is for houses.

Mr. Crocker stated 25,000; 21,000 are for upland.

Mr. Berg clarified 80% is upland; 15% is wetland, Conservation Commission won't allow building within a certain buffer.

John Lacey  
29 Harvest Lane

Mr. Lacey stated there is limited wildlife there now. What does the town plan for the noise with the trucks and such? Please explain the infiltration basin.

Mr. Bristol stated regarding the construction and noise wise they will comply with the Town of Weymouth work orders.

Mr. Crocker stated an infiltration basin there will be two catch basins, including a new open basin 2ft X 2ft with stone filtration center

Mr. Lacey asked where the basin will drain into.

Mr. Crocker stated the intent is to be that the basin drains and it will be dry.

Mr. Berg stated the infiltration basin is designed as such that it will drain and be dry.

Mr. Goodrow  
64 Samoset Avenue

Mr. Goodrow asked what about the wildlife; where are they to go? Drain basin at Whompum Street, it overflows. Why won't the same thing happen here? Why Cape Cod berm, why not granite curb?

Attorney Galvin the wetlands will be undisturbed.

Mr. Crocker stated this basin is crushed stone on the bottom of the basin to help catch water the drain away, not to pool and fester.

George Lacey  
29 Harvest Lane

Mr. Lacey stated 68 Massapoag Street is a big deep bowl. What's going to happen to the trees? Concerned about the ledge on Massapoag Street.

Mr. Bristol stated the homes will be designed with full walkout basements. They did test pits through the proposed roadway and didn't find any ledge.

Mr. Crocker stated the wetland delineation line was approved by Conservation Commission.

Mr. Berg asked who is going to manage and maintain the basin.

Mr. Bristol stated Bristol Brothers will manage and maintain the basin. Mr. Crocker agreed.

Mr. Nayak stated the grounds are so steep.

Mr. Bristol stated he has used this design before and it works out fine. When they design the lot and the house will be back, driveway will drop 10-15 feet, home drops front to back.

Chairman Williams and Mr. Schneider stated they would like to confer with Conservation and continue to March 12, 2019 meeting.

Mr. Berg made a MOTION to CONTINUE to March 12, 2019. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Schneider stated if there are any questions please contact him in the Planning Department.

### **NEXT MEETINGS**

The next meeting of the Planning Board will be held on March 12, 2019.

### **ADJOURNMENT**

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

Respectfully submitted,

Christine Malloy  
Recording Secretary

Approve

*Sandra Williams*

Sandra Williams, Chairman

Dated:

*7-20-2021*