

**WEYMOUTH PLANNING BOARD
RECORD OF PROCEEDINGS AND MINUTES
McCulloch Building, Whipple Center, 182 Green Street
Tuesday, November 19, 2013**

PRESENT:

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

ALSO PRESENT:

James Clarke, Director Planning & Development
Abby McCabe, Principal Planner

Chairman Flynn called the November 19, 2013 meeting of the Planning Board to order at 7:00 PM.

CAPITAL IMPROVEMENT PLAN (CIP) REVIEW

The below numbers correspond to the Board's meeting packet that includes the 2014 updates to the Capital Improvement Plan.

POLICE DEPARTMENT

Police Chief Grimes and Captain Comperchio were present to review the Police Department's Capital requests.

In Process Items were summarized:

- #8 The heat controls software is on hold due to a negative air test. A negative test is necessary to move forward and complete the HVAC software interface project.
- #9 The Dispatch Radio Controls Upgrade is an ongoing project in its final phase funded from SETB and Comcast.

Proposed Items:

- #34 Redesign of the front entrance parking and pedestrian area at the police station.
- #35 Installation a card access and security camera system. All exterior work is proposed and \$75,000 is the projected cost.
- #36 Replacement of exterior windows at the police station although the building was constructed in 1996 it was poorly designed.
- #37 Storm shutters for the command center. The command center needs security and protection from possible storm damage.

Requested Vehicles:

- #13 Replacement of police cruisers. Requesting seven (7) cruiser vehicles this year and recommends maintain a 7 vehicle per year program to be sustainable.
- #14 The top priority for requested vehicles in the Prisoner Transport Van because the 1999 prisoner wagon is rusted out.

- #15 Motorcycles – One Harley Davidson requested to be replaced due to the age of current motorcycle.
- #16 Incident Command Vehicle was requested in the past but now would like to replace with a Critical Response Vehicle which is equipped with equipment to handle a critical incident such as radios, riffles, ammunition, riot gear, etc.
- #17 Animal Control Pick-up Truck - Chief Grimes deletes this item; this vehicle has been ordered.

Chairman Flynn asked about the status of the iPad's for the Police Department and Captain Comperchio stated that the iPad's came out of funding in last fiscal year and were not in the CIP because they are under the \$25,000. They should be up and running next week.

FIRE DEPARTMENT

Chief Stark was present to review the Fire Department's Capital requests and distributed a brief memo summarizing the requests.

In Process: The Fire Department does not have any projects in process at this time.

Proposed Building & Grounds:

- #3 A new fire station in South Weymouth at an estimated cost of \$3 million to serve Southfield (if developed).
- #4 The previous request for hydraulic rescue tool set has been withdrawn.
- #5 Reconfigure fire alarm and office area in FY16.
- #6 Renovate the remainder of the living quarters at the Broad Street station. Chief Stark stated as new Chief his goal is to open Station 2 / Broad Street. Station #3 and #5 are equipped for female fire fighters in FY15 for \$75,000. Currently there are no female firefighters.
- #7 Replace North Street Station in North Weymouth behind the existing station proposed for FY16 for \$3 million.
- #8 Replace the generator at station 1 in FY 15 because the gas generator is 40 years old.
- #9 Priority 1 - HVAC at Stations #3 and #5 at \$75,000 for each building (\$150,000 total) to replace duct work and reduce costs. The Department has been spending \$40,000 each year on heating and cooling and this is the top priority.

Requested Vehicles:

- #5 Replace a 1986 Mack engine in FY16 for \$650,000.
- #6 Replace 1999 Ladder #5 in FY18 that is current not in service.
- #7 Replace 1997 C-3 in FY15.
- #8 Replace 1997 C-5 back up vehicle for Deputy in FY19.
- #9 Replace a 1987 C-6 in FY17.
- #10 Replace Chief's vehicle in FY 17 for \$35,000.
- #11 Replace staff position vehicle (C-11) for \$35,000 in FY17.
- #12 Replace 2003 Engine 1 in FY19.

DEPARTMENT OF PUBLIC WORKS

The Interim Director Bob O'Connor, the new Director Kenan Connell, and Dave Tower were present to review the Public Work's Department's Capital requests.

In Process:

- #10 Seawall Repairs this is an on-going issue as emergency repairs have been done and the town has hired a consultant.
- #11 Montcalm Street interceptor is 95% complete.
- #12 Redirect Sump Pump Town Wide – is a long standing project.
- #13 Assessment of Pleasant Street Sewer System smoke testing is in process.
- #14 Public Works Building was built in 1960 and the garage door replacement is in process.
- #15 Salt Shed - in process hopes to construct this winter.
- #16 Radio Frequency Valves and Water Tanks PRV - contract awarded two weeks ago.
- #17 Iron Hill Building – re-siding and new roof have been made to the building.
- #18 Sidewalk repairs with granite curbs – many completed for this year. Norton Street and Washington Street. Sidewalk Committee consists of the Planning, Public Works, School Department, and the Mayor. DPW purchased pavement software for this sidewalk repair project.
- #19 Road Resurfacing - Mr. Chandler asked if he state could fix Ralph Talbot Street. Mr. O'Connor stated the Town is stuck in the middle on that road as it is a state highway.

Ms. Akoury stated that in order to attract young families to come to Weymouth the Town needs to step up the conditions of the Town's appearance which includes the sidewalks. Mr. O'Connor stated Mayor Kay is aware of sidewalk issues and to fix all sidewalks is a huge expense. Ms. Akoury asked if the Town can get grant funding.

Proposed Building & Grounds:

- #33 Whitman's Pond Hydrorake, harvester and dredging for South Cove - The sluice gate has been pumped out and the DPW is trying to propose the best fix.
- #38 Public Works Building - Needed to bring building into compliance is cost prohibitive at this time.
- #40 Park Improvements to Weston & Stella Tirrell - Mayor Kay proposes to use meals tax money for these two parks.
- #44 Road Resurfacing - Ms. Akoury asked what the agreement between Town and gas company is when they dig, who is responsible for resurface and to what degree. Mr. O'Connor, per town ordinance the gas company is required to resurface six feet around area they dug up.
- #49 Replace Weymouth Landing Pump Station - Removed from list.
- #50 Great Hill Water Tank Rehab - Paint exterior in FY15.
- #119 Daylight the Great Esker Park tidal culvert at the end of Puritan Road - Researching for grant monies to repair culvert.
- #121 Dredging of South Cove at Whitman's Pond - to increase the availability of the water supply.
- #122 Herring Run Fish Barrier at Jackson Square Flood Control Gate - drainage culvert.
- #123 Storm water Improvements at Cynthia Circle (West Cove of Whitman's Pond) drainage issues at Cynthia Circle add to issues at culvert.

- #124 Storm water Improvements at Herring Run - this item is directly related to item #122. Great Pond Dam, Whitman's Pond sleuth gate. Pond inspected and is in fair condition. Problems with culvert at Randolph Street. FY15 for \$215,000 from the Enterprise fund.

Requested Vehicles:

- #20 Tradesman Vehicles - replace three vehicles.
#25 Two mechanical Street Sweepers - this vehicle is a huge asset to DPW.
#27 Tractor with flail mower.
#28 One rubber tire backhoe – Weymouth is the only highway department south of Boston that does not own its own backhoe.
#36 Two vans at \$25k each for FY16.

APPROVAL OF MINUTES

Mr. Hurley made a MOTION to APPROVE the Planning Board's Town Council Joint Meeting Minutes of October 7, 2013 as written. Ms. Williams SECONDED the MOTION. Motion passed on a 3-0 voted (Ms. Akoury abstained, Mr. Chandler was out of the room when the vote took place).

Ms. McCabe, Principal Planner, stated that the Planning Board has received a request for the Executive Session Minutes of September 17, 2013 and July 24, 2013. Staff consulted the Town's legal counsel and were advised to keep the Executive Session Minutes confidential until the case is closed.

Mr. Chandler made a MOTION to NOT APPROVE DISCLOSURE of the EXECUTIVE SESSION MINUTES of Planning Board Meetings dated September 17, 2013 and July 24, 2013 until the case is resolved. Mr. Hurley SECONDED the MOTION. It was UNANIMOUSLY VOTED.

OTHER BUSINESS

CLARIFICATION OF THE VOTE OF NOVEMBER 12, 2013 (aka "MULLIN RULE")

On the 119 Randolph Street Definitive Subdivision Plan Court Order Remand for the four (4) lot subdivision at 119 Randolph Street in the R-1 zoning district. Review of M.G.L. Chapter 39, Section 23D "Attendance by municipal board, committee and commission members; voting disqualification" (aka "MULLIN RULE").

Chairman Flynn stated the Mullin Rule states that all members need to hear the tape if not present at the public hearing and not just read the minutes. Four members voted for the Definitive Subdivision Plan for 119 Randolph Street at the last meeting on November 12, 2013 but one of the votes didn't count under the Mullin Rule, however, the motion to approve still passed with the majority vote.

Anne Hilbert, Weymouth Resident. Ms. Hilbert questioned one of the votes.

NEXT MEETING

The next meeting of the Planning Board will be held on December 10, 2013.

Mr. Clarke stated the Recreation Commission is meeting tomorrow to discuss the use of the Meals Tax monies. They have invited all agencies in town to come and hear how the funds are to be used.

December 5, 2013 there will be a meeting to discuss the Legion Field and Lovell Playground presented by the consultant.

ADJOURNMENT

At 9:00 PM, there being no further business, a MOTION was made by Mr. Hurley to ADJOURN and was SECONDED by Mr. Chandler. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Callbeck
Recording Secretary

Approved by

_____ Date: _____
Chairman, Walter Flynn