

WEYMOUTH PLANNING BOARD
McCulloch Building, Whipple Center, 182 Green Street
May 22, 2013
Minutes

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

ALSO PRESENT: James Clarke, Director Planning and Community Development

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

Mr. Hurley made a MOTION to OPEN THE PUBLIC HEARING and suspends the notice. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

PUBLIC HEARING

ROAD NAME CHANGES

Mr. Clarke stated all three of these items are Greenbush related:

1. Alachua Road renamed to Okala Road. A property used to have a driveway that came out onto Commercial Street, now it comes out onto the new street and will have a new address at Okala Road. Mr. Clarke stated this is what happens, PB hold public hearing, adopt a motion, solicitor prepare appropriate forms and file with town clerk.
2. Consider naming the connector road, off Commercial Street the Frank Lloyd Wright Connector. Before the MBTA work was done at the Kia Building this road was always known as Taber Court, now it is being requested to be known as the Frank Lloyd Wright Connector.
3. Request to change the name of the driveway into Weymouth Landing municipal parking lot opposite Sacred Heart Church, to Taber Court.

Mr. Chandler made a MOTION to CLOSE THE PUBLIC HEARING. Ms. Williams SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Chandler made a MOTION to ACCEPT ROAD CHANGES as follows:

1. Change road name from Alachua Road to Okala Road; and also the extension road as shown on plan of 12/20/05 as Okala Road.
2. Connector road off Commercial Street the Frank Lloyd Wright Connector.

3. Driveway into Weymouth Landing Municipal parking lot Taber Court.

Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

STREET ACCEPTANCES

Mr. Clarke stated this is the fourth time the town has done street acceptances, to his knowledge, and it can get confusing. Mr. Clarke provided PB with a flow chart of how the process works:

- Agency - action
- Mayor - submits measure to Town Council
- Town Council - assign measure #, refer to Public Works Committee; set public hearing date
- Town Council - Public Hearing; notice to residents 7 days before hearing; Council conducts hearing
- Town Council - Council approves layout; refers measure to Planning Board
- Town Council - Public Hearing; Council conducts hearing; Council votes to adopt taking order
- Mayor - Legal staff records order of taking

Mr. Clarke stated when the Town of Weymouth gets these streets on the list of public ways list the Town of Weymouth gets to count the streets for Chapter 90 funding.

Mr. Clarke read DPW comments regarding requested waivers from street acceptance requirements into the record according to memorandums from Jeff Bina dated May 13, 2013:

Measure 13 019-Street Acceptance/Tanner Terrace Recommended Waivers

Upon review of the above referenced measure by the Department of Public Works staff, the following are out recommendations for waivers to Section 8-404 of the Town of Weymouth Code of Ordinances:

- **Section 8-404.d Compliance with state law required; release by property owners**
- **Section 8-404.e.2,3 Plan and profile required; street specifications**

Measure 13 020-Street Acceptance/Fredith Road Recommended Waivers

Upon review of the above referenced measure the Department of Public Works staff, the following are our recommendations for waivers to Section 8-404 of the Town of Weymouth Code of Ordinances:

- **Section 8-404.a Petition to be filed**
- **Section 8-404.c Compliance with Specifications Required**
- **Section 8-404.d Compliance with state law required; release by property owners**
- **Section 8-404.e.1,2,3 Plan and profile required; street specifications**

Measure 13-021-Street Acceptance/Echo Avenue
Recommended Waivers

Upon review of the above referenced measure the Department of Public Works staff, the following are our recommendations for waivers to Section 8-404 of the Town of Weymouth Code of Ordinances:

- **Section 8-404.a Petition to be filed**
- **Section 8-404.b Minimum Width; exception**
- **Section 8-404.c Compliance with Specifications Required**
- **Section 8-404.d Compliance with state law required; release by property owners**
- **Section 8-404.e.1,2,3 Plan and profile required; street specifications**

Measure 13 022-Street Acceptance/Duncan Circle
Recommended Waivers

Upon review of the above referenced measure by the Department of Public Works staff, the following are our recommendations for waivers to Section 8-404 of the Town of Weymouth Code of Ordinances;

- **Section 8-404.d Compliance with state law required; release by property owners**
- **Section 8-404.e.2,3 Plan and profile required; street specifications**

Measure 13-023-Street Acceptance/Okala Road
Recommended Waivers

Upon review of the above referenced measure the Department of Public Works staff, the following are our recommendations for waivers to Section 8-404 of the Town of Weymouth Code of Ordinances;

- **Section 8-404.a Petition to be filed**
- **Section 8-404.b Minimum Width; exception**
- **Section 8-404.c Compliance with Specifications Required**
- **Section 8-404.d Compliance with state law required; release by property owners**
- **Section 8-404.e.1,2,3 Plan and profile required; street specifications**

Measure 13-024-Street Acceptance/Paris Street
Recommended Waivers

Upon review of the above referenced measure the Department of Public Works staff, the following are our recommendations for waivers to Section 8-404 of the Town of Weymouth Code of Ordinances:

- **Section 8-404.a Petition to be filed**
- **Section 8-404.b Minimum Width; exception**
- **Section 8-404.c Compliance with Specifications Required**
- **Section 8-404.d Compliance with state law required; release by property owners**
- **Section 8-404.e.1,2,3 Plan and profile required; street specifications**

Measure 13-025-Street Acceptance/Joan Terrace
Recommended Waivers

Upon review of the above referenced measure the Department of Public Works staff, the following are our recommendations for waivers to Section 8-404 of the Town of Weymouth Code of Ordinances;

- **Section 8-404.a Petition to be filed**
- **Section 8-404.b Minimum Width; exception**
- **Section 8-404.c Compliance with Specifications Required**
- **Section 8-404.d Compliance with state law required; release by property owners**
- **Section 8-404.e.1,2,3 Plan and profile required; street specifications**

Ms. Akoury asked Mr. Clarke how many streets have not been accepted in Weymouth. Mr. Clarke stated he would have to take a guess and say 60-70% have been accepted. Ms. Akoury stated if having streets accepted helps with Chapter 90 why doesn't the town advocate getting more streets accepted. Mr. Clarke stated some streets are not in good condition; town would have to fix up the streets at its own cost in order to bring them up to code to get them accepted. Mr. Clarke stated additionally, the town would need to do appropriate research to make sure all abutting property legal title work had been done.

Ms. Akoury asked Mr. Clarke how does the town decided which streets are selected to become accepted? Mr. Clarke stated the town looks at many things:

- Condition of street
- Issue with street for easement (drainage) and meeting street standards
- If issues with street, they need to be resolved
- Not many abutters, is a helpful factor

Ms. Akoury asked is it a fair and equitable process. Mr. Clarke stated yes it is.

Ms. Akoury stated she would like it on the record that she has asked the town to look at the cost effectiveness of the benefits to the town getting more streets accepted. Chairman Flynn stated in the past it was discussed that the town would accept a certain number of streets per year.

Mr. Clarke stated he will ask GIS to prepare a map, color coded and Planning Board can discuss street acceptance at a future meeting.

Mr. Hurley made a MOTION for FAVORABLE ACTION to Town Council TO ACCEPT ALL STREETS AS PRESENTED WITH DPW WAIVERS RECOMMENDED. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

MINUTES

Mr. Chandler made a MOTION to ACCEPT the minutes of the January 8, 2013 Planning Board meeting. Ms. Williams SECONDED the MOTION. It was UNANIMOUSLY VOTED.

FORM A
CENTRAL STREET AND RALPH TALBOT STREET

Mr. Clarke stated earlier today there were two Form A's. Due to their timely manner, and as per the earlier agreement, Mr. Clarke signed off on the Form A's.

MR. LUONGO RESIGNING

Ms. Akoury made a MOTION to RECOGNIZE THE ABUNDANT SUPPORT AND SERVICE ON BEHALF OF PLANNING BOARD; Many thanks and appreciation to Mr. Luongo on behalf of the Planning Board and the Town of Weymouth for his service. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Clarke stated he will miss Mr. Luongo and this was all a big surprise to him. Mr. Luongo will be back in charge in his new position with the Town of Saugus and the Town of Weymouth wishes him well.

NEXT MEETING

The next meeting of the Planning Board will be held on June 18, 2013 at 7:00PM.

ADJOURNMENT

At 8:45PM, there being no further business, a MOTION was made by Mr. Chandler to ADJOURN and was SECONDED by Ms. Williams. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Callbeck
Recording Secretary

Approved by:

Chairman, Walter Flynn

Dated:
