

WEYMOUTH PLANNING BOARD
McCulloch Building, Whipple Center, 182 Green Street
January 10, 2012
Minutes

PRESENT:

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

NOT PRESENT:

Paul Hurley

ALSO PRESENT:

James Clarke, Director Planning & Development
Robert Luongo, Economic Development Planner

Chairman Flynn called the January 10, 2012 meeting of the Planning Board to order at 7:00PM and stated that Mr. Hurley would not be present due to a prior work commitment.

CAPITAL IMPROVEMENT PLAN

LIBRARY

Rob MacLean

IN PROCESS

Mr. MacLean stated the exterior renovations at Fogg Library have been completed. CPC approved \$250,000, of that amount \$160,000 from past amount to hire an architect for the start of Phase Two. The town is looking for \$400,000 from the Host Community Agreement and also \$200,000 from State Grants.

Ms. Akoury asked if there has been a decision reached by the committee for the best use of the library. Mr. MacLean stated the committee completed their work and presented their recommendations to the Mayor as follows:

Basement - Meeting Room Space
Main Floor - Library
Top Floor - Special Collection (Library)

Mr. Chandler asked does item #6 Boiler read replace boiler that was replaced in 2009. Is this being replaced again now in 2012? Mr. Clarke stated no; it was a smaller component of the boiler that was replaced in 2009. Now, in 2012, the whole boiler is to be replaced.

LIBRARY

PROPOSED BUILDING & GROUNDS

#12 This item refers to Tufts Library building. At this time there is no new news on the building.

#13 Air Conditioning at North Branch - open 16 hours per week.

#14 Roof replacement at Pratt Branch. Windows are being done at Pratt also.

#15 Renovation of media area at Tufts. The library can do with what they have, would be wonderful to get new stuff but could wait on this item.

#16 Six computers for public use of the internet. Mr. MacLean said that for a town this size this is not adequate. Would like to re-vamp entire computer section. Chairman Flynn asked what exactly the \$30,000 on this item is for. Mr. MacLean stated additional computers and a digital printer counter. Chairman Flynn asked how many computers. Mr. MacLean stated he will report back with an answer.

#17 Repave and restripe parking at North Library. Mr. Chandler asked wouldn't this come under the general paving plan that is being done by DPW? Mr. Clarke stated that he will check on that and report back to the Board. Ms. Williams stated that over the past few years the town has talked about making a new main library and no extra repairs on the North Branch have been done. Mr. Clarke stated Tufts Library has some major issues; it is a tired building. Talk will come back up again about a new building. Mr. Clarke suggested the Planning Board take this item off the Capital Improvement Plan or revise the item.

#18 Masonry repairs and restoration; unscheduled request for \$50,000. Mr. Chandler asked can the town get any money from the state for the library. Mr. Luongo stated yes, if going to build a new or add on to an existing library. Ms. Akoury stated Pratt Library has two rooms closed off because of the leakage of the roof; are there any concerns regarding structural damage? Mr. Luongo stated no, it is not an issue with the main building. The two rooms that are closed off have been gutted and work has been done on both roof areas. Mr. MacLean stated the whole building needs a new roof. Mr. Luongo stated that DPW and Engineering firms have reviewed these items. Mr. MacLean speaks with Jeff Richards, Director of inspections, regarding the list of things he is requesting for the libraries.

Mr. Luongo stated that the plan, going forward, is for the Mayor to have a meeting with Mr. MacLean, Mr. Gallagher, Fire, Police, School, etc. to scrub this list over the next week and all these parties will discuss these items and come back with a final list of Capital Improvement Plan items. Then Planning Board can review the Mayor's wish list. Now Mayor Kay will weigh in on the CIP. Some items may stay and some may be dropped off. The Mayor is concerned that there may be too many items in FY13; may need to push some items out to FY14.

Chairman Flynn stated that he is confused. The Mayor wants to look at items with the staff which should have been done a long time ago. Now administration wants to look at the list and come back with her final decision.

Mr. Luongo stated no; this is a wish list that starts with the department heads.

Mr. Chandler stated there is no need to go through the whole list tonight.

Mr. Clarke stated that the Planning Board has until March 1st to make its recommendations. Tonight is a general discussion, then take a more global look at what has come in, bring back to staff and at next opportunity go through in more detail.

Ms. Akoury stated that the Mayors meeting is essentially going to prioritize what is done for FY13, so what is the Planning Board's role now?

Mr. Clarke stated the Mayor wants to have some discussion on the approach. When Planning Board submits the CIP to the Mayor Planning Board has final say. It is a budget, a plan, it goes to Town Council. Mr. Clarke stated that he has tried to incorporate the block grant into the funding source for some of the items. With the staff changes this year things have changed in the CIP. The previous Mayor conducted initial screening while this Mayor let departments present to the Planning Board before this screening.

Mr. Chandler asked can Planning Board take off the list and add to the list something else. Mr. Clarke stated that it is his understanding that Planning Board can change the funding numbers and priority and which year to be funded; all of that is still fair game.

Mr. Luongo stated that he doubts that the proposed building ground will change substantially. The Mayor wants to talk to the Fire Department.

Chairman Flynn stated that Mayor Kay is now going back and doing her administrative stuff that should have been done earlier. Chairman Flynn stated Planning Board never changed funding amounts, always only prioritized the items.

Ms. Akoury stated that it makes sense that the Mayor meets with the department heads the question is if this is the effective way to do things. Does Planning Board still play an effective role in the Capital Improvement Plan?

Chairman Flynn stated that the Planning Board and the Capital Improvement budget process are still effective. Chairman Flynn stated that he is not reluctant to disagree with anyone.

Ms. Williams stated that the Planning Board is the impartial view. Additionally, Ms. Williams stated she feels that this meeting is relinquishing some of the authority of the Planning Board.

Mr. Luongo stated that this is minor stuff that the Mayor is looking at with the department heads.

Mr. Chandler stated he feels that the Mayor wants to make sure that the costs are not inflated.

Mr. Clarke stated that it is a given that all requested items in FY13 will not get funded in FY13. This puts pressure on the Mayor to see the clear needs of the Town. The Planning Board will put these items into priority. All these comments from the Planning Board are going to help make sure items are saying the correct thing. The Planning Board can prioritize each item at the next meeting.

MINUTES

Ms. Akoury asked that a change be made to the November 15, 2011 minutes as follows:

Ms. Akoury stated that the Form A vote of 2-2 should have read Akoury and Hurley opposed. Mr. Flynn SECONDED the MOTION.

Ms. Akoury made a MOTION to APPROVE the minutes with corrections for November 15, 2011. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Ms. Akoury made a MOTION to APPROVE the minutes of December 6, 2011. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Ms. Akoury made a MOTION to APPROVE the minutes of December 13, 2011. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

FORM A

396 East Street, East Weymouth

Mr. Clarke stated this Form A is under subdivision control and meets all the requirements of a Form A. Approval is not required. It doesn't meet the definition of a subdivision by state law. Looking at the frontage; more than one building was built prior to the subdivision control law coming into the Town. The case on East Street has two buildings, both dwellings; subdivision law went into effect in 1954. The buildings were there before the subdivision law went into effect.

Mr. Clarke stated that when the Planning Board acts on this Form A it is essentially saying this is not a subdivision under law.

Ms. Williams made a MOTION to APPROVE the Form A. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

OTHER BUSINESS

There will be a definitive subdivision plan hearing for off Randolph Street in February.

NEXT MEETING

The next meetings of the Planning Board will be held on February 2, and 21, 2012 at 7:00pm at the McCulloch Building, Whipple Center, 182 Green Street.

ADJOURNMENT

At 8:20PM, there being no further business, a MOTION was made by Ms. Akoury to ADJOURN and was SECONDED by Mr. Flynn. It was UNANIMOUSLY VOTED.

Respectfully submitted,
Christine Callbeck
Recording Secretary

Approved by:

Chairman, Walter H. Flynn, Jr.

Date