

**WEYMOUTH PLANNING BOARD  
RECORD OF MINUTES AND PROCEEDINGS  
McCulloch Building, Mary McElroy Meeting Room  
Tuesday, July 15, 2014**

**PRESENT:**

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

**ALSO PRESENT:**

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

Chairman Flynn called the July 15, 2014 meeting of the Planning Board to order at 7:00PM.

**MEREDITH WOODS - DEFINITIVE SUBDIVISION APPLICATION & SET BOND AMOUNT**

Mr. Clarke stated staff suggests each homeowner have one tree on their property if they so choose.

Engineering Department and the Town's Special Counsel, Attorney Lampke, reviewed the revised plans and discussed with Mr. Clarke, Planning Director and Ms. McCabe, Principal Planner since last week's Board meeting.

Ms. McCabe distributed a letter from Director of Public Works, Kenan Connell, which read as follows:

*Dated: 7/11/14*

*To: Jim Clarke*

*From: Kenan Connell*

*Re: Meredith Woods*

*Mr. Clarke,*

*I hosted a meeting today with the proponents of the subdivision known as Meredith Woods. Present at the meeting were: Jim Clarke, Abigail McCabe from Planning, Ken Morse representing the Weymouth Water/Sewer Division, Town Engineering Andrew Fontaine, (PE), myself, representing the developer was Jim Bristol Sr., Carl Erickson and Gabe Crocker, (PE).*

*The specific topic of discussion related to the ownership of the water and sewer utilities proposed for this project. After considerable discussion and identifying a relationship to a previous development (Weathervane) a mutual decision was agreed upon that the developer intends to present the Meredith Woods project to the Planning Board on July 15, 2014 as a "Private" development and that the utilities in question (water/sewer) are to remain under the*

*care and custody of the owner until such time that the conveyance of the property is transferred to an "association" formed by the individual property owners who will then take over the responsibility.*

*I respectfully recommend that the board approve the submittal as a private development which by design will not burden the town resources in regard to DPW functions.*

Mr. Clarke recommended the language that was used on the Dandelion Lane Subdivision Homeowner Association (HOA) for this HOA with regards to length of the HOA; in perpetuity. Ms. McCabe stated the exact language is listed on the handout titled Meredith Woods Subdivision Conditions/Waiters/Lot Releases. Mr. Clarke read the handout as follows:

*Meredith Woods Subdivision Application for Meredith Way Extension and Gretchen's Way*

#### *Conditions*

- 1. Final revisions to be Homeowners Association and Declaration amending the timeframe as discussed by the Board shall be submitted to the Planning Office for review prior to the endorsement of the plan.*
- 2. The ways on the plan shall remain private ways and all utilities (water, sewer, and storm water drainage) shall remain private.*
- 3. The developer shall offer one tree for each lot in lieu of planting trees in the right of way.*

#### *Waivers:*

*The Board needs a motion to approve the waivers as requested in the submitted material.*

#### *Lot Releases:*

*A motion to release all lots shown on the subdivision plan of Meredith Woods subject to the submission of a performance guarantee in the amount of \$11,091.80.*

Mr. Chandler asked if this changed from condo development to single family homes. Mr. Clarke stated it came before Planning Board with a Form A months after the original; in just the past December, 2013 it was brought to the Town's attention that this was not the proper procedure.

Ms. Williams expressed her opinion that 25 acres should not have been taken off the tax roll with the land transfer to the Conservation Commission. Mr. Clarke stated Conservation Commission wants to own the land under the ownership of the Town. If this board wants to send a letter to Conservation Commission Mr. Clarke would be willing to draft the letter.

Mr. Hurley made a MOTION to APPROVE the Definitive Subdivision Plan with the following conditions:

1. Final revisions to be a HOA as discussed by the Board (extend the time frame, responsibility for roads, utilities, and drainage easement) shall be submitted to the Planning Office for review prior to the endorsement of the plan.

2. The ways on the plan shall remain private ways and all utilities (water, sewer, and storm water drainage) shall remain private.
3. The developer shall offer one tree for each lot in lieu of planting trees in the right of way.

Mr. Chandler SECONDED the MOTION.

Discussion on the motion:

Ms. Williams stated that the Planning Board needs to discuss this for the future. If there is to be a change to an application from condo to HOA it should be a new application brought before the Planning Board that sets the maximum density. Ms. Akoury stated she agrees with Ms. Williams point.

VOTE passed; 4-0. Walter Flynn, Paul Hurley, Dave Chandler and Mary Akoury voted yes. Sandra Williams abstained.

Mr. Chandler made a MOTION to APPROVE the WAIVERS as requested by the applicant in the application packet submission. Mr. Hurley SECONDED the MOTION.

Discussion on the motion:

Ms. Williams argued the Board not approve any waivers. Ms. McCabe responded that the Board just approved the plan that reflected the waivers on the plan.

VOTE passed; 4-0. Walter Flynn, Paul Hurley, Dave Chandler and Mary Akoury voted yes. Sandra Williams abstained.

Mr. Chandler made a MOTION to APPROVE the Lot Releases; a motion to release all lots shown on the subdivision plan of Meredith Woods subject to the submission of a performance guarantee in the amount of \$11,091.80. Mr. Hurley SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Hurley made a MOTION to REQUEST a letter from Planning Board be drafted and sent to Conservation Commission stating the Planning Board is not supportive of accepting any land to be donated to the town that is undevelopable; the town is at its full density. This undevelopable land should be deeded to the HOA with a copy to the Mayor. Ms. Williams SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Clarke stated he will prepare a draft letter and forward to members to see if any changes need to be made.

## **MINUTES**

Mr. Chandler made a MOTION to APPROVE the minutes of May 5, 2014 as written. Ms. Williams SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Chandler made a MOTION to APPROVE the minutes of May 19, 2014 as written. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Review of the minutes from May 27, 2014 were continued to the next meeting on August 19, 2014 as they still need to be written and provided to the Board.

### **OTHER BUSINESS**

#### **FORM A / ANR - 726 Main Street**

Ms. McCabe stated this is an ANR plan to tear down a three-family home and build a new three-family townhouse – the non-conforming use was approved by the Board of Appeals recently. The surveyed plan submitted to the Zoning Board of Appeals found the lot size did not match the Town's records (the surveyor found the lot had an extra ~4,000 SF) and that is what this plan is doing is providing an updated certified surveyed plan showing the corrected lot size and the parking easement that has recently been created.

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

#### **PAUL HURLEY RETIRE FROM PLANNING BOARD**

Chairman Flynn thanked Paul Hurley for all his hard work and commitment to the Board. Mr. Hurley has been a source of information and Chairman Flynn personally thanks him for assisting and supporting the Town of Weymouth. All other Board members agreed and expressed their gratitude and well wishes for Mr. Hurley in his retirement.

**NEXT MEETING** – Ms. Williams noted that she would not be available for the next meeting on August 19, 2014.

#### **ADJOURNMENT**

At 7:30 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 Malloy  
Recording Secretary

Approved by:

Chairman, Walter Flynn

Dated:

10/21/14