

**WEYMOUTH PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
McCulloch Building, Mary McElroy Meeting Room
Tuesday, August 19, 2014**

PRESENT:

Walter Flynn, Chairman
Mary Akoury, Clerk
Dave Chandler

NOT PRESENT:

Sandra William, Vice Chairman

ALSO PRESENT:

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

Chairman Flynn called the August 19, 2014 meeting of the Planning Board to order at 7:00 PM.

DANDELION LANE SUBDIVISION (119 RANDOLPH STREET)

Ms. McCabe stated the Board received a request for the lots to be released for the four lot subdivision approved by the Board last November for Dandelion Lane Subdivision at 119 Randolph Street and a request to set the performance bond amount. The Department of Public Works estimated the outstanding work to be in the amount of \$77,316.80 as outlined in the estimate provided in the Board's packet dated August 5, 2014.

The builders, Dan and John Mento were presented and stated that they intend to have a tri-party agreement for the bond.

Mr. Chandler made a MOTION to set a performance bond in the amount of \$77,316.80 AND to RELEASE the four (4) lots. Ms. Akoury SECONDED the MOTION. Motion passed on a 2-0 vote; Ms. Akoury abstained.

REVIEW OF MASTER PLAN

Mr. Clarke, Planning Director, gave some background on the preparation of the Master Plan; a Master Plan Steering Committee was created to help develop the Master Plan. It has been thirteen (13) years since its last complete review and update. Mr. Clarke suggests the Board look at the plan, assess, make goals, further assess what goals have been achieved, quantify goals, and comment on relevance of what is going on today.

Mr. Clarke stated he is getting ready for the end of his tenure in his position as Planning Director for the Town and will not be involved in a major review and complete update of a new Master Plan but suggests the Board start assessing to prepare this process for the next complete update. An updated Master Plan would be one of the responsibilities of the new Planning Director but he is happy to share the process of what should be done for preparation work and summarized the last update as follows.

Process:

Spent one year creating Master Plan in April 2001; hired consultants to assist in creating Master Plan; Cecil Group was hired as the consultant; also used MacGregor Associates and Howard Stein Hudson Associates for transportation review.

Interviewed:

Business leaders in the town; held group conversation; break into working groups; steering committee (Walter Flynn was on this committee). Steering Committee held four neighborhood meetings (one in each of the villages in town) to discuss their individual ideas, needs and concerns. Disposable cameras were handed out to all involved; take pictures of things you like and things you don't like.

This process was unique to Weymouth because of the focus on the four different neighborhoods in town with special interest given to Route 3A, Route 18 and Route 53; additionally the water front and Naval Air Station.

Four focus study areas: Columbian Square, Power Plant in North Weymouth, Winter Street (where Police Station is now) and the New High School.

Developed an Implementation Matrix with:

- Lead agency
- Time frame
- Cost associated to item

Mr. Clarke suggested between now and December the Board should provide time on their agendas to discuss. A report or recommendation will be prepared from Planning Board suggesting how to move forward.

Chairman Flynn stated he feels this document will not require the same efforts it did when it was first being created. Planning Board can write a dynamic introduction to the document with CPC project and Meal's Tax projects accomplished within the last ten years.

Ms. Akoury stated she sees significant impact in new Master Plan with how demographics have changed; how Weymouth is today needs to be updated.

Chairman Flynn stated what the role of Planning Board is for this Master Plan. Mr. Clarke stated Planning Board is the primary source of this document. Would be helpful to hear from civic associations and department heads while they are in for CIP meetings and ask them for their long term plans and goals.

Chairman Flynn stated this will likely mean lengthy meetings covering a lot of issues with public hearings. The newly developed Long Range Planning Committee that was formed by Town Council will also be a resource.

Mr. Clarke stated the new administration at the air base is an important piece of the town. Now there will be more going on between Weymouth and Southfield. Mr. Clarke asked members if they have any comments on the document please get them to him or Ms. McCabe as soon as possible.

2015 CAPITAL BUDGET - UPDATE

Mr. Clarke stated he is looking at approaches to funding and bonding options. Mr. Clarke stated he is hopeful Mayor Kay can put together short/long range on how to fund process with relation to Starwood Agreements. Two things he is certain of are:

1. FY15 Vehicles, purchase with payment funded from Starwood
2. Chapman Feasibility Study funded from Starwood

OTHER BUSINESS

Mr. Clarke stated Mayor Kay is pleased with work at Legion Field; trying to move forward with Lovell Playground.

UPCOMING MEETINGS

Ms. McCabe, Principal Planner, stated this year Planning Department is looking for a tighter schedule and to finish CIP meetings in January. Ms. McCabe stated she will try to work with department heads to get the most up to date information before the Board at the first visit so the Board doesn't need to repeat visits with any one group.

Chairman Flynn suggested short term and long term goals probably need to look at five years out this year.

Mr. Clarke stated Planning Department has been doing a better job of identifying the funding source.

Ms. McCabe stated the proposed meeting schedule is as follows:

- September 16, 2014, Tuesday
- October 7, 2014, Tuesday
- October 21, 2014, Tuesday
- November 3, 2014, Monday (changed to a Monday from Tuesday, November 4 due to state election)
- November 18, 2014, Tuesday
- December 2, 2014, Tuesday

FORM A - 41 CLEMATIS AVENUE & 151 IDLEWELL BOULEVARD

Ms. McCabe stated this was recently before the Board of Zoning Appeals because both property's contain an existing single-family on undersized lots. It was approved by the Zoning Board in June to add on to the home at 41 Clematis within the rear yard setback and the rear

property owner at 151 Idlewell Boulevard gave some land to the owner to provide room for the addition. The Zoning Board case number is noted on the ANR plan.

Mr. Chandler made a MOTION to ENDORSE the FORM A. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

MINUTES

Ms. Akoury made a MOTION to APPROVE the minutes of the joint Planning Board and Town Council meeting dated May 27, 2014. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

OTHER BUSINESS

Ms. Akoury stated she may not be available to attend the October 7, 2014 meeting.

Chairman Flynn asked Ms. McCabe if she can email members the production schedule as early as possible, as Ms. Akoury would not want to miss the School Department meeting.

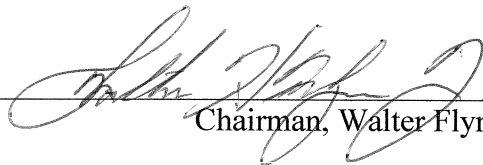
ADJOURNMENT

At 8:00 PM, there being no further business, a MOTION was made by Ms. Akoury to ADJOURN and was SECONDED by Mr. Chandler. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary

Approved by:



Chairman, Walter Flynn

Dated:

