

WEYMOUTH PLANNING BOARD
McCulloch Building (Whipple Center), Mary McElroy Meeting Room, 182 Green Street
October 29, 2013
Meeting Minutes

PRESENT:

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

ALSO PRESENT:

Abby McCabe, Principal Planner
William McKinney, Chief Financial Officer

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

CAPITAL IMPROVEMENT PLAN (CIP) WORK SESSION - OVERVIEW OF CIP

Mr. McKinney, Chief Financial Officer, stated that there is not a lot of funding available. The last time the town bonded anything it was for the replacement boiler at Seach School, new windows at doors at Hamilton School, and repairs to the Iron Hill Dam.

Funding for capital projects come from various sources such as the Community Preservation Committee (CPC), the Town's Comcast account, etc. The next bonding will include the meals tax revenue funds. The projects suggested for the next bond include Legion and Pingree fields.

This year's meals tax funds went to repair and improvement projects at various playgrounds and a new tractor/mower. The Town can expect approximately \$400,000 in meals tax funds per year. There is some lag time, however, in when the town receives the funds.

When the Town goes out to bond the Town typically looks for an anchor project and then grabs a few other projects to tag onto the bond. Doing this will hopefully lower the credit rate because of the increased bond amount.

Ms. Akoury asked Mr. McKinney if he is aware of any decisions made by the sidewalk committee for sidewalk repairs. Mr. McKinney stated he does not know, however \$150,000 was appropriated from the Host Community Agreement and another \$150,000 from the last bond for sidewalk improvements.

Chairman Flynn stated there has been discussion at CPC by the Whitman's Pond Working Group to dredge the pond. Chairman Flynn asked Mr. McKinney if he is aware if a decision has been made to utilize the funds or not. Mr. McKinnley stated he is aware of discussions but no resolution has been decided.

Ms. McCabe stated that all Board members received a draft copy of the CIP but it is still in draft form because requests and updates from the Planning and Public Works Departments have not

yet been submitted. Staff will get the updates from Planning and Public Works Departments this week and get the final copy to the Board next week.

ZONING MAP AMENDMENT FOR 1269 WASHINGTON STREET (CONTINUED FROM OCTOBER 7, 2013 MEETING - public hearing closed on 10/7/13 REPORT TO TOWN COUNCIL

Measure #13113 - Michael F. Krause, President, ETI Realty LLC, to see if the Town will amend the Weymouth Zoning Map from property located at 1267 Washington Street, Shown on the Weymouth Town Atlas as Map 35, Block 446, Lot 17 from Highway Transition (HT) zoning district and Limited Industrial (I-1) zone to Limited Industrial (I-1) zone.

Ms. McCabe stated that a draft report and recommendation to Council was provided in the Board's packet for their review. Based on the information from the public hearing, the report outlines the following reasons to support the petitioner's request for a zoning map amendment; that 60% of the lot is already zoned industrial, that there is limited frontage and access off Washington Street with limited potential for development, the proposal will eliminate a split zoned property, and is consistent with the Town's Mater Plan.

Mr. Hurley made a MOTION for FAVORABLE RECOMMENDATION as stated in the Planning Board's letter to Council dated October 30, 2013. Mr. Chandler SECONDED the MOTION and the motion was APPROVED by a 4-0-1 vote (Akoury abstained).

APPROVAL NOT REQUIRED PLAN/ANR (Form A) Application 56-56R Mutton Lane

Ms. McCabe stated that there are two dwellings on the existing lot and the applicant is proposing to create two separate lots although neither lot meets the frontage requirements. The lot in the rear (56R Mutton Ln) does not have frontage but there is a 12-ft wide driveway access easement across lot #56. The ANR plan has been submitted under Massachusetts General Laws Chapter 41, Section 81L that does not define a subdivision as the division of a track of land on which two buildings were standing when the subdivision control law went into effect in the municipality which was 1954 for Weymouth. The applicant submitted the Town's property record cards with the date of construction for both dwellings prior to 1954 and Ms. McCabe stated that the 1928 Sanborn Maps and old Town Street Atlas from the 1950s showed the multiple dwellings on the one lot.

Ms. Williams made a MOTION to APPROVE Form A for 56-56R Mutton Lane. Mr. Hurley SECONDED the MOTION. It was UNANIMOUSLY VOTED.

MINUTES

Mr. Hurley made a MOTION to APPROVE the regular session minutes of September 17, 2013. Mr. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

The executive sessions minutes for September 17, 2013 were held.

HOLLIS STREET

Mr. Hurley asked why there is a sign up on a side road off of Hollis Street that says the road was closed per order of the Planning Board. Ms. McCabe stated she will look into the matter and report back to the Board.

ADJOURNMENT

At 7:26 PM, 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:
