

WEYMOUTH PLANNING BOARD
McCulloch Building, Mary McElroy Meeting Room
182 Green Street, Weymouth, MA 02191

January 19, 2016

MINUTES

PRESENT:

Walter Flynn, Chairman
Sandra Williams, Vice Chairman
Mary Akoury, Clerk
B.D. Nayak
Dave Chandler

ALSO PRESENT:

James Clarke, Director Planning & Development
Eric Schneider, Principal Planner

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

1119 FRONT STREET – DEFINITIVE SUBDIVISION -Deliberation (3/17/15, 5/19/15, 6/23/15, 11/9/15, 12/8/15, closed 12/8/15)

Continued Public hearing on the Definitive Subdivision application of Thomas Nutley for property located at **1119 Front Street, Weymouth, MA**, also shown on the Weymouth Town Atlas Sheet 41, Block 489, Lot 7 for a proposed subdivision shown on a plan entitled: "Definitive Subdivision Plan 1119 Front Street, Weymouth, MA for Nutley Const. Co." prepared by Civil Environmental Consultants LLC, dated December 30, 2014. Presently located on the 105,500 SF lot is a four family dwelling and garage. The subdivision application proposes to lay out a new ~250 foot road to create three buildable lots to construct a three-family dwelling on each lot for a total of nine new units in an R-2 and Watershed Protection zoning district.

Ms. Akoury made a MOTION to OPEN THE PUBLIC HEARING. Mr. Flynn SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Schneider stated the plans in front of each Planning Board member tonight are the final set and dated 12/9/15, which is referred to in said conditions.

Mr. Chandler made a MOTION to APPROVE the definitive subdivision with the following conditions and waivers:

Conditions:

1. An 8' high white cedar privacy fence shall be installed along the south property line of the property located at 1109 Front Street. The fence shall be limited to 3' beginning at the back of curb on Front Street and projecting 30' along the new road. (120-46)
2. A 6' high white cedar privacy fence shall be installed along the rear (west) property line of the property located at 1109 Front Street.
3. The applicant will plant maple and/or oak trees of at least 6" caliper along both fence lines.

4. The applicant will provide a drainage easement for the benefit of 1109 Front Street and a storm drain will be installed at the rear of 1109 Front Street and be connected to drainage system of 1119 Front Street.
5. All street lights will be down-facing and point away from the residence at 1109 Front Street.
6. Accumulated snowfall of greater than 4" will be taken off-site.
7. The applicant will continue to cooperate with the State on the potential for shared storm water retention infrastructure.
8. No on-site dumpster will be provided. Trash pick-up will be limited to curb pick-up along the new street.
9. Maintain old beech tree that is still standing.

Requested Waivers

The applicant has requested four (4) waivers from the Rules and Regulations Governing the Subdivisions of Land. After consultation with the Town Engineer and Traffic Engineer, it is recommended that these waivers be granted as part this approval.

1. Section 5.5.2 – Dead-end streets, shall be provided a turn-around having a minimum outside roadway diameter of at least 90’.
2. Section 5.5.4 – Dead-end streets, shall be provided with a circular landscaped island with a minimum radius of 30’.
3. Driveway cuts shall not be within 65’ of the intersection center line
4. Roadway pavement shall be paved at a minimum of 28’

Discussion. Chairman Williams stated it should be owner occupied condominium; and it’s a shame to destroy a 200 year old house. Mr. Geisel stated Conservation Commission has very strict rules; if any changes are made all applications need to get approval from all boards again.

Vote: motion passed 4-1; Flynn, Nayak, Akoury, and Chandler yes; Williams no.

CAPITAL IMPROVEMENT PLAN – 2016

Department of Public Works
Kenan Connell, Director
David Tower
Ken Moore

IN PROCESS

- #7 75% reimbursement programs, with several proponents considering this project.
- #8 Complete
- #9 Project is ongoing
- #10 Complete
- #11 Complete
- #12 Complete Streets Program

#13-16 To be done in spring

PROPOSED

- #45 Project is ongoing
- #46 Needs funding source
- #48 Johnson and Hamilton Elementary
- #49 Ms. Akoury asked, regarding State highways, who is responsible to fix sidewalks? Mr. Connell answered MASSDOT is responsible.
- #50 Need a funding source

Mr. Connell stated unaccepted roads are one of the biggest problems in this town.

- #61 Dangerous situations with open trench.
- #62 Identify and deal with challenges.
- #63 More 2-in-1 process.

CAPITAL IMPROVEMENT PLAN – 2016

**Weymouth Public Schools
Paul Comerford**

Mr. Comerford came with his own list of priorities, not working from Planning Board CIP listing. (see attached handout).

- 17-1 Masonry Restoration at Chapman, \$7,000,000
- 17-2 Feasibility Study decision to replace Chapman School, \$1,000,000
- 17-3 Roof Replacement at Chapman, \$1,000,000
- 17-4 Replace 1971 Boilers and Controls at Wessagusset, \$775,000
- 17-5 Replace Chiller (air conditioning unit/Gold Building unit will fail soon) at WHS, \$150,000
- 17-6 Computer Hardware Replacement at Various Schools, \$150,000
- 17-7 Replace Boilers and Controls at Hamilton, \$500,000
- 17-8 Furniture Upgrade at Various Schools, \$150,000
- 17-9 Replace Carpet at Various Schools, \$150,000
- 17-10 Replace RTU's at Adams and WHS-Maroon, \$880,000

Mr. Flynn asked Mr. Clarke the proposal for a new athletic field at Pingree Elementary does it include a parking area. Mr. Clarke answered yes.

CAPITAL IMPROVEMENT PLAN – 2016

**Planning Department
James Clarke, Director Planning & Development
Eric Schneider, Principal Planner**

IN PROCESS

- #3 Should be done by mid-May.
- #4 Punch list done by June this year.
- #5 Appeal.

PROPOSED

- #19 Approved 0 will be advertised in six months.
- #20 Need to speak with NStar regarding improving design.
- #22 Needs Federal Approval, RFP in a month or two.
- #24 Hired an engineering firm.
- #27 In discussions with the Redevelopment Committee to hire an Engineer.
- #29 Will do this summer.
- #30 Completed.

PAUL REVERE ESTATED – REVIEW OF SUB-DIVISION BOND

This item tabled to the next meeting.

MINUTES

Mr. Chandler made a MOTION to APPROVE the minutes of October 5, 2015. Mr. Flynn SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Chandler made a MOTION to APPROVE the minutes of October 13, 2015. Mr. Flynn SECONDED the MOTION. It was UNANIMOUSLY VOTED.

FORM A – 90-100 Main Street

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

NEXT MEETING

The next meeting of the Planning Board will be held on February 2, 2016.

ADJOURNMENT

Mr. Flynn made a MOTION to ADJOURN at 8:35PM. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary

Approve

Sandra M. Williams

Sandra Williams, Chairman

Dated:

April 27, 2016
