

**WEYMOUTH PLANNING BOARD**  
**McCulloch Building, Mary McElroy Meeting Room**  
**182 Green Street, Weymouth, MA 02191**  
**November 1, 2016**  
**MINUTES**

**PRESENT:** Sandra Williams, Chairman  
George Berg  
B.D. Nayak  
Dave Chandler  
Paul Rotondo

**ALSO PRESENT:** Robert Luongo, Director Planning & Development  
Eric Schneider, Principal Planner

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

**MINUTES**

Mr. Chandler made a MOTION to APPROVE the minutes of September 20, 2016. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

**FARREN ROAD, WEYMOUTH, MA – DEFINITIVE SUBDIVISION – Public Hearing**

Public Hearing on the Definitive Subdivision application of John Mento, Mento Homes, for property located at **Farren Road, Weymouth, MA**, also shown on the Weymouth Town Atlas Sheet 13, Block 157, Lot 18, for a proposed subdivision shown on a plan entitled: "Lot Layout Plan Farren Road Extension, Weymouth, MA 02189" prepared by Hardy Engineering, dated September 5, 2016, Sheets C-1 – C-3. The subdivision application proposes to create 2 buildable lots for the construction of single-family homes in the R-1 district, and extend Farren Road by approximately 185 ft. with utilities.

Chairman Williams stated she would accept a motion to open the public hearing. Mr. Nayak made a MOTION to OPEN the Public Hearing. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

John Mento, Applicant  
Shawn Hardy, Engineer  
Greg Galvin, Attorney

Attorney Galvin stated he is here to request a waiver of the rules and regulations of a definitive subdivision plan. This is a subdivision of a parcel of 2 buildable lots at the end of Farren Road. This is a waiver for a cul-de-sac; currently no trucks can get down the road, they must back up on the road.

Attorney Galvin stated that additional comments exceed Planning Board's authority and violate Section 81P of subdivision control law because a Preliminary Plan had already been approved by the Board.

Shawn Hardy, Engineer  
1287 Washington Street  
Weymouth

Mr. Hardy stated the applicant is adding lights; there is less than 300 feet to the next pole. Lights will be added at the end of drive ways. A hammer head design turnaround is proposed.

Attorney Galvin stated Church Street Condo residents have a common boundary with this lot. Chairman Williams asked who owns the wall. Attorney Galvin stated he isn't sure about the wall but the applicant will not be disturbing the wall or going anywhere near the wall. Chairman Williams stated so then it's fair to say the applicant has not done any surveying.

Mr. Nayak asked what of the 23 items this committee gave to the applicant at the last meeting; what is the status of those items. Attorney Galvin stated Planning Board had its opportunity in June, now it's going beyond the law.

Mr. Nayak asked where the comments from the Fire Department are.

Chairman Williams asked is the sewerage connection injected or low enough to be connected; Mr. Hardy stated yes, its 10 feet down.

Mr. Schneider stated this application was originally submitted earlier and just re-submitted today; some questions to be asked today.

Mr. Chandler stated he has questions regarding the waivers:

1. The Fire Department stated they do not like the dead end street without a 30 foot radius, and
2. Driveway openings with 16 foot openings? Is that correct?

Attorney Galvin stated the rules are 10 foot wide with opening of 16 feet wide at gutter line.

Mr. Chandler stated the current roadway is only 18 feet wide.

Mr. Rotondo stated he would like to hear more from the Fire Department (perhaps in person) regarding this letter dated November 1, 2016. Mr. Schneider stated if the applicant can meet those standards listed in the letter the Fire Department would be ok with this application. Mr. Schneider stated there are questions to be answered. Mr. Rotondo stated he would like answers to items #19 and #20.

Attorney Galvin responded, Planning Board should have given these comments in June when the application was first presented to the Planning Board.

Mr. Chandler asked who maintains Farren Road. Attorney Galvin answered the Town of Weymouth. Mr. Luongo clarified, the town plows the snow as they do every street in the town, and the road is private and is not maintained with repairs by the town.

Mr. Chandler asked why do all these roads come thru as private roads. Mr. Schneider stated that it's in the subdivision rules that the developer has the rights to decide.

Mr. Berg stated it's interesting that Attorney Galvin came before Planning Board with a Preliminary Subdivision and now with a Definitive Subdivision. What is the distance to Church Street from the end of proposed road (Farren Road)? Mr. Berg stated there is "no blanket coverage" with a Definitive Subdivision. Mr. Berg would like more information regarding Mr. Fontaine's questions.

Attorney Galvin stated Chapter 41 Section 81 S&P disagrees. If an applicant comes back with their Definitive Subdivision Plan the Planning Board asked to change the lot configuration; applicant has done this.

Mr. Berg stated with regard to this application with the turn around, street width, gutter width, etc.; everyone in this room is smart enough to know what you would have come forth with on a Preliminary Application for a Subdivision so it is disingenuous to state that it's too late now for this committee to have questions and concerns; that is the job of the Planning Board.

Chairman Williams read a letter from Councilor Kenneth DiFazio to Eric Schneider into the record.

*October 11, 2016*

*Weymouth Town Hall  
Attn: Eric Schneider, Principal Planner  
75 Middle Street  
Weymouth, MA 02189*

*Re: Farren Rd. Extension*

*Dear Mr. Schneider,*

*I have reviewed the plans for the above project as District 3 Councilor; I represent the residents in the above project. I would ask that the Planning Board consider the following, in their review process.*

*Farren Road currently exists as an unaccepted street in the Town of Weymouth. Currently, the town is aggressively moving to require that all streets be accepted within the town. This project looks to develop and extend an unaccepted right of way. I suggest that the Proponent be required to perform any and all necessary design and construction to have Farren Road accepted by the Town of Weymouth.*

*If there are any questions, please do not hesitate to contact my office.*

*Sincerely,*

*Kenneth J. DiFazio, Esq.*

## PUBLIC COMMENT

Councilor Kenneth DiFazio

Councilor DiFazio stated he is present representing District 3 and wants to restate he feels the applicant should be required to perform any and all necessary design and construction to have Farren Road accepted by the Town of Weymouth.

Councilor Brian McDonald

Councilor McDonald stated he agreed with Councilor DiFazio.

Mary Feeley  
29 Church Street

Ms. Feeley is concerned with the elevation difference of the structure.

Andrea Purdey  
Tick Tock Lane

Ms. Purdey stated she never heard of this proposal in June; she was never notified. This meeting tonight is the first notice she has gotten about the proposed subdivision. The drainage goes through her yard; what happens if that backs up and the backup goes through her yard? Who is responsible for cleanup and damage?

Attorney Galvin stated the applicant has a covenant that says they have to clean it up.

Ken Purdey  
Tick Tock Lane

Mr. Purdey stated its wet in there.

Kathleen Doyle  
34 Farren Road

Ms. Doyle stated these are wetlands normally. She bought her home at the end of a dead end street with the knowledge that it was at the end of a dead end street.

Elizabeth Eagan Mullin  
32 Farren Road

Ms. Mullin stated she kayak's in her front yard in the spring in the water.

Karen Syres  
27 Church Street

Ms. Syres stated these men are not honest. Her home has termites and this wall they talk about does not exist.

Mr. Chandler stated the original application for approval for definitive plan was never signed by anyone from the town; so does this make it not legal? Attorney Galvin stated the applicant does not own the land yet.

Councilor T. J. Lacey  
District 2

Councilor Lacey suggested Planning Board take public comment and their suggested questions. Look into if there is a vernal pool on the site, pending P&S, do stringent due diligence, wetlands ask for town to review.

Jamie McGregor  
Church Street

Ms. McGregor do the owners of the residents get taken into consideration. Mr. Schneider stated opinions absolutely do matter. The Planning Board is trying to balance the rights of the property owners and the applicant's rights.

Tracy Kennedy  
West Lake Drive

Ms. Kennedy asked who does an abutter go after if there is water damage or a water issue; for example water pooling in a basement or back yard.

Peter Webb  
23 Church Street

Mr. Webb asked is the applicant planning to take down any trees and will it affect the land there. Attorney Galvin stated it is an Order of Condition to remove trees, but not within 20 feet of the land line.

Mr. Chandler asked can Planning Board have Conservation Commission look at this land. Mr. Schneider stated Conservation Commission has looked at this land, but they can look at it again.

Andrea Purdey  
Tick Tock Lane

Ms. Purdey stated her house did not exist in 1987.

Jamie McGregor  
Church Street

Ms. McGregor stated she does not understand the snow plow option.

Mr. Berg made a MOTION to CONTINUE the PUBLIC HEARING to December 6, 2016. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED.

### ANR – Pine Street

Mr. Schneider stated this is a land swap between 549 and 557 Pine Street. Both properties stay the same size.

Mr. Chandler made a MOTION to APPROVE the ANR. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

### ANR – Calpine & Spectra

Mr. Schneider stated some property shown on this plan is located in Quincy; recommend Planning Board reject this plan.

Mr. Berg made a MOTION to REJECT the ANR plan for Calpine & Spectra for the follow reasons:

1. Does not meet the label as described; 2 lot pieces are not buildable; and
2. Piece in Quincy and they have not notified Weymouth of this property.

Mr. Chandler SECONDED the MOTION to REJECT. It was UNANIMOUSLY VOTED. Mr. Berg asked staff to please notify Planning Board of the sub chapter this ANR fell under.

### 2017 CIP UPDATE

#### Keith Stark, Chief

#### Weymouth Fire Department

- #2 E-One HP75 (Ladder#5) waiting for signatures to order – currently 16 years old. Chief Madden purchased; it sits in reserve.
- #6 2011 Ford Explorer 4 (Fire Prevention) this vehicle will shift to the Fire Inspector.
- #1 Station #1 North Weymouth. This building was built in 1937. Feasibility and design are the first step.

Mr. Luongo stated he will speak with John MacLeod with the cost estimate:

- FY18 Design
- FY19 Construction & Demo of old building
- FY20 Build & Temp building

This all needs to be approved by Mayor Hedlund.

- #4 Station #2 @ Broad Street.
- #5 Station #3 behind Weymouth Police Station.
- #6 Station #5 on Ralph Talbot Street, South Weymouth.

**NEXT MEETING**

The next meetings of the Planning Board will be held on November 15, 2016 at 7:00pm.

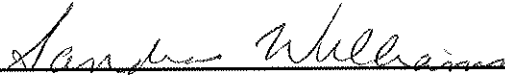
**ADJOURNMENT**

Mr. Chandler made a MOTION to ADJOURN at 9:40PM. Mr. Berg SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy  
Recording Secretary

Approve



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Sandra Williams, Chairman

Dated:

