

WEYMOUTH PLANNING BOARD
McCulloch Building, Mary McElroy Meeting Room
182 Green Street, Weymouth, MA 02191
December 8, 2015
MINUTES

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

ALSO PRESENT: James Clarke, Director Planning & Development
Eric Schneider, Principal Planner

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

Chairman Williams entertained a MOTION to call the PUBLIC HEARING to order and WAIVE the reading and notice. Ms. Akoury made the MOTION; the MOTION was SECONDED by Mr. Chandler. It was UNANIMOUSLY VOTED.

1119 FRONT STREET – DEFINITIVE SUBDIVISION – CONTINUED PUBLIC HEARING

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 St. Weymouth, MA for Nutley Const." 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.

Attorney Greg Galvin
Fred Geisel

Attorney Galvin stated that he met with Planning Department, Traffic Department and DPW. Attorney Galvin has provided Planning Board with updated plans. Septic will have a sewer pump attached and the pump will be maintained by condo association.

Attorney Galvin has not yet sat down with Mr. and Mrs. Burin in order for them to set up a drainage easement towards the rear of their property; they are present tonight.

Attorney Galvin stated Mr. Nutley is in the hospital which is why he is not present.

Mr. Chandler asked Attorney Galvin if all of his contracts were like this; a lease agreement. How does Planning Board protect the neighborhood? How does Planning Board help this to stay owner occupied? Attorney Galvin stated you cannot enforce anything; it is not legal.

Mr. Chandler asked Attorney Galvin if someone can buy two units and tear a wall out and merge the two units into one large unit. Attorney Galvin answered yes.

Ms. Akoury asked whether Attorney Galvin had seen the Traffic Engineer's comments

Mr. Geisel stated we meet Fire Departments needs with the design now.

Mr. Clarke stated that room can be added for 3-point turn radius but that some landscaping would be lost.

Mr. Flynn stated highlighted changes have been adjusted subsequent to last meeting.

Attorney Gavin stated Mr. Nutley has been in touch with the State on a regular basis regarding plans for the widening of Route 18 and the potential location of related storm water detention areas; the State will advise when they are ready as to their plans for the same area.

Mr. Nayak asked where there is area for children to play. Mr. Chandler stated technically the applicant could ask Conservation Committee for a waiver to put a play structure in within 50 feet of the wetlands. The applicant agreed this can be looked into.

Mr. Nayak asked whether new plantings will be added to replace all of the trees that were taken down? The applicant stated yes.

Mr. Chandler asked to have the statement from the storm water management report put into the covenant; specifically #10 regarding illicit discharge. Attorney Galvin said yes. Mr. Geisel stated this will be a condition from Conservation Commission. Mr. Chandler stated he wants it to be a condition from Planning Board as well.

Ms. Akoury asked who is responsible for the change in the system design if the State continues this delay. Attorney Galvin stated the condo owners. Mr. Geisel stated if the State comes along within the building time then the applicant can accommodate them.

PUBLIC COMMENT

**Victor & Robin Burin
1109 Front Street**

Mr. Burin stated they would like a fence along the drive 8 feet high, white cedar fence and then a 6 foot high cedar fence along the back with trees from the left side of the house to the out building/barn. Some red oak, some white oak. Street lighting should face towards the street or condo and not near the Burin's house. There are storm drain issues; when severe drain water comes down. They requested a catch basin on each property to drain water out.

Mr. Flynn asked is there an issue with providing the fence. Attorney Galvin stated no.

Mr. Nayak made a MOTION to CLOSE the PUBLIC HEARING. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

CAPITAL IMPROVEMENT PLAN 2016

Town Clerk, Licensing & Inspection, Town Council
Jeff Richards, Town Clerk

IN PROCESS

#9 DPW HVAC Renovation Project:

- We have received design development drawings from MM&T along with budgeting cost estimates.
- Final construction drawings will continue to be worked on throughout November and December.
- We should have final construction drawings, plans and specifications completed in December.
- We will be looking to advertise an IFB in January, award the project early February, get all shop drawings, order all equipment needed for project in February.
- On site portion of the project will be scheduled to begin early March.

PROPOSED

#3 Town Hall HVAC Project:

- We will begin to design in early November.
- We will have drawings and specifications completed during December.
- We will be looking to put out an IFB early January.
- Award the bid in late January.
- Receive shop drawings, order all equipment and materials needed for the project in February.
- On site portion of the project will be scheduled to begin in March.

#4 Town Council Chamber Upgrades; refurbish hardwood floors \$17,000; paint interior of chambers \$20,000; upgrade microphones \$30,000; upgrade curtains. Floors and microphones FY17; paint FY18.

#132 Voting machines, add new item; \$142,000

VEHICLES

- Ford school bus, 242,000 miles, FY18; \$54,000 – Weights & Measures Department

MINUTES

Ms. Akoury made a MOTION to APPROVE the minutes of October 27, 2015 as corrected. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Flynn made a MOTION to APPROVE the minutes of November 9, 2015. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

NEXT MEETING

The next meetings of the Planning Board will be held on January 19, 2016.

FORM A

Mr. Flynn made a MOTION to APPROVE the Form A for Farren Road. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.


ADJOURNMENT

Mr. Flynn made a MOTION to ADJOURN at 8:45PM. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary

Approve



Chairman Sandra Williams

Dated:

