

WEYMOUTH PLANNING BOARD
McCulloch Building, Whipple Center, 182 Green Street
December 10, 2013
Record of Minutes and Proceedings

PRESENT: Sandra Williams, Vice Chairman
Mary Akoury, Clerk
Paul Hurley
Dave Chandler

NOT PRESENT: Walter Flynn, Chairman

ALSO PRESENT: James Clarke, Director Planning & Development
Abby McCabe, Principal Planner

Vice Chair Sandra Williams called the December 10, 2013 meeting of the Planning Board to order at 7:00 PM.

CAPITAL IMPROVEMENT PLAN (CIP) REVIEW:

School Department:

Dr. Susan Kustka, Assistant Superintendent of Schools, Tom Slattery, Director of Maintenance, and Laura Stevenson, Director of Technology, were present.

Mr. Slattery stated since 2008 there has been a limited amount of funding in the Town. The School Department has needed four (4) bonds since 2008

1. School Department used most of the bond money for Abigail Adams School or Chapman Middle School that year
2. Received 51.4% reimbursement from this bond

From the Capital Projects 2008-2013 (handout from Tom Slattery), Mr. Slattery stated items 5 and 6 have recently been completed with the exception of door work to be completed at Hamilton School.

Items 8, 9 and 10 at WHS were all completed with free cash; all in gold building. Mr. Slattery feels they were faulty boilers.

Item 12, the company that sold the original light poles to the Town of Weymouth has sold their company to someone else and an agreement that states no future recourse to past owner is possible is stated in the purchasing agreement.

Capital Requests

Mr. Slattery stated this list comes with the blessing of the Superintendent and the School Department but without the vote of the School committee as yet.

- 15-1 it has been suggested to do feasibility study to decide to rebuild or remodel
- 15-2 it has been suggested to do feasibility study to decide to rebuild or remodel
- 15-3 roof at Johnson School
- 15-4 door and store front \$150,000
- 15-5 Abigail Adams boilers, will submit boiler projects to SBA; 54.1% reimbursement
- 15-6 WHS turf field in its tenth year; all sub-surface is already done just need to do refill
- 15-7 floor tiles at various schools; hazardous material issue
- 15-8 roof top units needed
- 15-9 Wessagusset boilers
- 15-10 roof is 21 years old

Requested Vehicles

- 15-12 Town of Weymouth has never had a special education vehicles replaced with CIP monies; have always used other funds. Really need two vehicles immediately to address current situation with special education vans.
Vice Chairman Williams asked Mr. Slattery to forward information to Mr. Chandler via Mr. Clarke.
- 15-13 Ms. Stevenson stated the current computers at WHS are from 2000. Ms. Stevenson is currently looking at the best replacement options for each level (primary, middle, high school). Both Mr. Chandler and Ms. Akoury discussed their views in favor of the use of iPads in all schools.
- 15-14 ceiling and light replacement in cafeteria and various ceiling tiles at WHS; tiles are 12 x 12

Mr. Slattery read for the record a memo he prepared and provided to the Board in their packets dated September 18, 2013 as follows:

The requests from the School Department Maintenance Division are as follows:

- *Replace 1970 Massey Tractor with plow and mower \$60,000 – Mr. Slattery noted that this item can be removed as it will be purchased from the local meals tax revenue*
- *Replace 1997 Dump Truck with plow and sander \$60,000*
- *Replace 1999 Pick-up with plow and sander \$50,000*

As directed by previous CFO Wilson we have been directed to put asphalt under the Central Maintenance Division. Please add the following schools for replacement. These are not in priority order; Hamilton, Pingree, Seach, Abigail Adams, Chapman and Johnson.

Total amount requested is \$400,000 per year for five years \$2,000,000 total.

The asphalt at the above schools is in deplorable condition, possibly a safety hazard.

Mr. Chandler asked will the asphalt get fixed when the turf field is installed at Pingree (Lovell Playground). Mr. Clarke stated currently funding has not been secured for the turf field at Pingree; but yes, the asphalt should be added into the agreement should the field be changed to turf.

Planning Department:

James Clarke, Director Planning & Development summarized the items requested for the Planning Department.

Summary of In Process

- #4 linkages between Abigail Adams State Park and Great Esker Park
- #5 Kibby parcel - hope to make this happen this year.
- #6 Legion 4.5 million at 25% complete and plans will move to 75% in January 2014
- #7 Lovell Playground (Pingree) 25% complete

Capital Requests

- #18 Libbey Parkway traffic signals design plans are out
- #19 Signals at Columbian Square; Mr. Clarke stated he will know more soon
- #20 pedestrian signals at Broad/Washington Streets; hope to talk with new DPW director
- #21 have received approval from land and water; 50% reimbursement program paid by CPC
- #22 Emery Estate; access/parking; design plans are on hold currently
- #23 Libbey/Pleasant traffic signals
- #25 Chief Grimes brought this item up in a private visit; this item needs funding
- #26 should be done this year
- #27 delete item off of the list - it has been done
- #28 delete item
- #29 delete item
- #30 looking at two fields; have four more left
- #31 delete item
- #32 item on hold
- #33 leave to see details

REVIEW AND PRPEARE FOR 12/16/13 PUBLIC HEARING WITH TOWN COUNCIL ON THE ZONING ORDINANCE AMENDMENT MEASURE 13-127 to SECTION 120-53

Ms. McCabe, Principal Planner, stated the joint Public Hearing with Planning Board and Town Council will be held next week on December 16, 2013 to discuss the following:

1. A lot shall be in existence in its current configuration prior to December 1, 2013
2. The lot to be subdivided shall be at least 40,000 square feet
3. The proposed new lots shall meet frontage requirements
4. The proposed new lots shall not be less than 17,500 square feet in area
5. The Board of Zoning Appeals shall make a finding that the proposed lots are of a similar lot size configuration to lots in the surrounding neighborhood

Mayor Kay has sent a memorandum supporting these amendments to the Zoning Ordinance Committee.

APPROVAL OF MINUTES

Mr. Chandler made a MOTION to APPROVE the Minutes of November 12, 2013 as written. Mr. Hurley SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Chandler made a MOTION to APPROVE the Regular Minutes of August 5, 2013. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Chandler made a MOTION to APPROVE the Executive Session Minutes of August 5, 2013, but do not release minutes to the public. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Chandler made a MOTION to APPROVE the Regular Minutes of July 24, 2013. Mr. Hurley SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Chandler made a MOTION to APPROVE the Executive Session Minutes of July 24, 2013, but do not release minutes to the public. Mr. Hurley SECONDED the MOTION. It was UNANIMOUSLY VOTED.

The minutes from November 19, 2013 have not yet been prepared and were continued to the next meeting on January 7, 2014.

APPROVAL NOT REQUIRED (ANR) - FORM A PLANS:

114 Forest Street

Ms. McCabe stated that the owner is proposing to subdivide the existing lot into two lots. The owner received a Special Permit to subdivide the lots in July 2013, the Board of Zoning Appeals case has been recorded at the registry of deeds and is referenced on the plan. The lots are in the R-1 zone which requires 40-ft of frontage. Lot 1 with the existing house has 20.52-ft of frontage and the new lot has 101.22-ft of frontage on Wampum Street.

Mr. Chandler made a MOTION to APPROVE the FORM A for 114 Forest Street. Mr. Hurley SECONDED the MOTION. It was UNANIMOUSLY VOTED.

14 Pine Cliff Road & 21 Westminster Road

Ms. McCabe explained that the two lots are existing at 8 / 14 Pine Cliff Road & 21 Westminster Street. The applicant has submitted an ANR to change the lot lines. This was a recent Board of Zoning Appeals (BZA) case because some of the setbacks with the existing structure and lot sizes. As proposed, 14 Pine Cliff Rd will have over 88 ft of frontage and Westminster is on a corner lot with 72-ft on Westminster and 117 on Pine Cliff. Lots A and C from the Westminster (lot D) to be combined with 14 Pine Cliff (lot B). The BZA case is listed on the plan.

Mr. Hurley made a MOTION to APPROVE the FORM A for 114 Forest Street. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

OTHER BUSINESS

Ms. McCabe gave out the meeting schedule for Planning Board for 2014, it is as follows:

- January 7, 2014
- January 21, 2014
- February 4, 2014
- March 18, 2014
- April 22, 2014
- May 20, 2014
- June 17, 2014
- July 15, 2014
- August 19, 2014
- September 16, 2014
- October 7, 2014
- October 21, 2014
- November 4, 2014
- November 18, 2014
- December 2, 2014

ADJOURNMENT

At 8:40 PM, there being no further business, a MOTION was made by Mr. Hurley to ADJOURN and was SECONDED by Ms. Akoury. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Callbeck
Recording Secretary

Approved by:

Dated:
