

WEYMOUTH PLANNING BOARD
Record of Minutes and Proceedings
January 7, 2014
McCulloch Building, Whipple Center, 182 Green Street

PRESENT: Walter Flynn, Chairman
Sandra Williams, Vice Chairman
Paul Hurley
Dave Chandler

NOT PRESENT: Mary Akoury, Clerk

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

Chairman Flynn called the January 7, 2014 meeting of the Planning Board to order at 7:00 PM.

DELIBERATION AND VOTE ON ZONING AMENDMENT MEASURE 13-127

Deliberation on the Planning Board's report to Town Council relative to the Zoning Amendment Measure 13-127 for the public hearing closed on December 16, 2013 regarding the Zoning Board's petition to amend the zoning ordinance section on special permit exceptions to subdivide undersized lots.

Ms. McCabe, Principal Planner, stated the hearing was opened and closed by the Planning Board and Town Council on December 16, 2013. There were only two comments from the public during the hearing. Staff recommends the Planning Board recommend favorable action as summarized in the draft report for the following reasons as stated in the draft report:

1. The amendment establishes criteria that applicants must meet in order to be granted a Special Permit.
2. From a land use perspective, the request is consistent with the Master Plan and community's vision of a family-oriented community and maintains the small town character by limiting development.
3. In addition to the Variance route, the amendment provides a Special Permit opportunity for lots to be subdivided that do not meet the minimum required lot size.
4. Limits potential increases in residential density in areas that are already densely developed by single-family dwellings.
5. Maintains open spaces on residential lots.

Mr. Hurley made a motion to recommend favorable action on the amendment to Zoning Ordinance Section 120-53 as written in the Planning Board's draft report to Council. Ms. Williams seconded the motion, vote 4-0.

CAPITAL IMPROVEMENT PLAN (CIP) REVIEW OF DEPARTMENT REQUESTS

Ms. McCabe informed the Board members that provided to them at the start of the meeting was a letter from the School Department notifying them that the School Committee met after they were before the Board in December and voted to approve the Capital Improvement Request submitted to the Planning Board. In December, the School Committee added the capital request to fund a comprehensive feasibility study for Chapman School as priority 2 in FY15 as a new addition to this year's Capital request.

Ms. McCabe stated that the Board has in front of them the updated CIP with the requests from all town departments. The status of the in-process items will be updated as of January 1, 2014.

Ms. McCabe reviewed the definitions of the rating system categories:

- 1 = Projects and request that are top priorities. Typically, critical in nature such as public safety and emergency requests.
- 2 = Projects to be funded if funds are available. Generally, maintenance items that have reached a point of concern.
- 3 = Routine maintenance items, typically on an annual cycle for upgrades.
- 4 = Projects or facilities that are new.

Ms. McCabe stated that the Fire and School Department provided their priory ratings and they are listed in the comments column. Chairman Flynn stated that he would like to have the Board rate each item in the CIP this evening.

- #1 rating 1
- #2 rating 3
- #8 rating 2
- #9 staff will check if this should be unscheduled and report back at the next meeting.
- #10 Ms. Williams questioned if this is a request that could be in the operating budget.
- #12 Ms. Williams questioned if this is a request that could be in the operating budget.
- #13 remove rating
- #14 rating 1
- #15 rating 3
- #17 rating 2

Mr. Clarke commented on the rating system and suggested that the Board may want to review and revise the rating system. The current categories are confusing and a rating of a 4 is for new projects and a rating 2 is for maintenance. If the Board gives an item a rating of 4 to a new project people may believe it is not a priority or of low importance.

Chairman Flynn agreed that the rating system categories should be revised. Mr. Clarke suggested ratings 1-3 remain the same and eliminate rating 4 for new projects. All members agreed to the rating definitions for rantings 1-3.

- #18 move to FY15, leave rating 1

- #19 move to unscheduled
- #21 rating 1; project has been funded, it's a reimbursement grant
- #25 rating 3
- #28 TBD into Town Net Funding Requested
- #29 add TBD
- #31 FY15 and FY16 75K each year
- 36-40 shift dollar amounts to next FY column, no unscheduled dollars
- #47 rating 3
- #48 Mr. Clarke will asked School Department to come and give more information, rating 2
- #49 rating 1
- #50 rating 2
- #51 rating 1
- #52 rating 2
- #53 rating 3, should be included in School Departments annual budget
- #55 Mr. Clarke will recommend School Department gives more information on how to approach Chapman issue
- #56 rating 3, should be included in School Departments annual budget
- #57 rating 3, should be included in School Departments annual budget
- #58 rating 3
- #60 rating 3
- #61 rating 1
- #62 rating 2 need more information from School Department
- #63 rating 3
- #64 rating 3
- #65 rating 3
- #66 rating 2
- #68 rating 2
- #69 where is the Alternative High School located? Mr. Clarke will find out
- #70 rating 3
- #71 hold, need more information on what accessibility issues are at all schools; check ADA plan
- #72 rating 3
- #81 rating 2
- #82 rating 2
- #84 rating 2
- #93 rating 3
- #94 rating 3
- #101 rating 3
- #104 rating 3
- #107 rating 3
- #108 rating 1; Mr. Clarke stated Mr. Slattery wants to see if there is a way to re-route the pipes out of the walks and deal with the building for the next few years.
- #109 rating 2; Mr. Clarke stated Mr. Slattery suggested the field may last through the spring; then it will be a public safety issue
- #110 rating 2

#119 rating 2; take 500 out of unscheduled column; Mr. Clarke stated Legion Field and Lovell Playground are not here under proposed; Mr. Clarke will have them added to projects In Process on the new CIP report

REQUESTED VEHICLES

#2 rating 2
#3 rating 1
#4 rating 2
#5 rating 2
#7 rating 2
#13 five (5) vehicles at rating 1; two (2) vehicles at rating 2; change Total Costs to 1,225
#14 rating 1
#15 rating 2
#17 rating 2
#18 rating 2
#19 rating 2
#20 delete this item, vehicle has been purchased
#21 rating 2
#23 rating 2
#24 rating 2
#26 rating 1
#27 rating 2
#29 rating 2
#31 rating 2
#36 rating 2
#37 rating 2
#39 Planning Board requests clarification on this item
#43 rating 1
#44 rating 2
#45 rating 2
#46 rating 2
#49 rating 3

APPROVAL OF MINUTES

Ms. McCabe noted that after the November 19, 2013 draft minutes were provided to the Board, she noticed that there was a typo on Page 4 and the date of the executive session meeting should be changed from September 24, 2013 to July 24, 2013.

Mr. Chandler made a motion to approve the November 19, 2013 minutes as amended. Mr. Hurley seconded the motion. It was unanimously voted.

Ms. McCabe informed the Board that the December 10, 2013 minutes are still being prepared and will be provide to the Board when completed.

NEXT MEETING

Upcoming meetings of the Planning Board will be held on January 21, 2014 and February 4, 2014. The Board will vote on the CIP at the next meeting on January 21.

ADJOURNMENT

At 9:00 PM, there being no further business, a motion was made by Mr. Hurley to adjourn and was seconded by Mr. Chandler. It was unanimously voted.

Respectfully submitted,
Christine Callbeck
Recording Secretary

Approved by:

Chairman, Walter Flynn

Dated:
