

WEYMOUTH PLANNING BOARD
McCulloch Building, Mary McElroy Meeting Room
182 Green Street, Weymouth, MA 02191
Tuesday, March 17, 2015
Minutes

PRESENT:

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

ALSO PRESENT:

James Clarke, Director Planning & Development
Abigail McCabe, Principal Planner

Chairman Flynn 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 Ms. Williams. It was UNANIMOUSLY VOTED.

1119 Front Street - Definitive Subdivision - Public Hearing

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 show on a plan entitled: "Definitive Subdivision Plan 1119 Front St. 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.

Attorney Gregory Galvin
Thomas Nutley - Owner
Ken Boufard - Civil Engineer

Attorney Galvin stated the owner proposes a three lot sub division with the road approximately 250 ft. minor way. 1119 Front Street lot currently is improved with 4-family in R2 Zone with mixed residential use. 105K sq. ft., back of property has wetlands. The applicant is aware of his requirement to go to Conservation Commission and that the state will be widening Main Street and a portion of Front Street will be closed off. Consequently, a portion of this property will become a detention area. All of this work has been calculated into this plan. The plan is proposed to be condominium style units with 2 bedrooms and a garage. The neighbor to the north requested a fence on corner of property. Water line loops as requested by town regulations are on the plan.

This is an older building and on the demolition delay list. They are working with the Historical Commission. There is no issue with demolishing the building. Storm water management is not finished as yet; need to come back with finished materials. Proposing 24 foot waivers;

requirements are 28 foot. Waiver: requesting 24 ft. w sidewalks and plantings. Turnaround waiver requesting landscaped island; board has granted these waivers in the past, 80 ft. turnaround. Radius waiver on Front Street depends on what happens with the State and Front Street. Neighbor request; move the dumpster over to temporary snow storage area. Ms. Williams stated if this is a town project and approved by the town the unit owners would have to put their barrels out on the road, no dumpster needed.

Mr. Chandler asked where the visitor parking spaces are. Attorney Galvin stated the by-laws call for 2 parking spaces per unit; there are 2 additional parking spaces on the road.

Mr. Chandler asked is there any handicap units or parking spaces? Attorney Galvin stated none of the units can be rented only owner occupied.

Ms. Williams asked a question regarding the sewer, if no power then no sewerage?

Ms. Akoury asked Attorney Galvin is it a fact that the State is going to use the 4th lot for a detention basin. Ms. McCabe stated staff has seen the 75% plans and as of today that is how it looks. Ms. Akoury asked if the State does not use the 4th lot, is it a buildable lot. Mr. Clarke stated no, it is not.

Ms. Williams asked in the future could this applicant apply to create more lots at this development. Ms. McCabe stated no.

Attorney Galvin stated he called for a neighborhood meeting, Mr. Harrington and two other neighbors showed up. At this meeting Mr. Nutley agreed to work on planting and fencing and also agreed to make sure no water goes into the back area of existing property.

WAIVERS AND RELIEF

The applicant did not submit any written request for waivers of any items in the Subdivision Regulations. Staff said that any desired waivers should be submitted in writing from the applicant. The following are apparent waivers needed for the submitted plan:

1. Section 5.2.4 - Property lines at street intersection radius.
2. Section 5.5.2 - Minimum outside roadway diameter minimum turn-around of 90 ft. The diameter between the sidewalks is 80 ft.
3. Section 5.5.4 - Dead-end streets shall have a 30 ft. circular landscaped island. The Board has supported this waiver in the past.
4. Section 6.3.1 - Minimum roadway paving (28 ft. required, 24 ft. provided).
5. Design Requirements Section 5.6.3 - Driveway cuts shall not be within 65 ft. of the intersection of the center line of intersecting streets.

Mr. Chandler requested color renderings of the proposed units at the next meeting.

Ms. McCabe request Planning Board keep the Public Hearing open. The plans show very close to the 25 ft. buffer zone and Conservation Commission was concerned, they want to make sure there is no disturbance to this area. New plans should include:

- Utilities
- Landscaping (existing and proposed)
- Lighting
- Parking
- Flow of traffic
- Traffic was concerned with pickup of trash
- Show street lights and proposed additional lights
- Historic commission asked that granite post and historic fence be replicated, show where that will be placed
- Add zoning summary table to plan
- Renderings made to scale

There were a lot of requests from Public Works Department, make sure they are included in the next presentation.

Ms. McCabe stated please respond in one packet to all of our requests before coming back to Planning Board.

Mr. Chandler stated he assumes there are association by-laws attached to this proposed development and the board would like to see those as soon as possible. Attorney Galvin stated he will bring by-laws at the next meeting.

PUBLIC COMMENT

Victor Burnon
1109 Front Street

Mr. Burnon has lived in his house 30 years and owns a barn at the back of his property. If the developer changes the elevation water will come into the cellar floor of his barn. Developer has agreed to a fence for privacy but Mr. Burnon would like him to put in a drainage system to his barn cellar. Attorney Galvin stated Mr. Nutley has agreed his engineer will address this issue and it can be a condition of Planning Board's approval of this request that the applicant agree to this drainage system.

Paul Fanning
1153 Front Street

Mr. Fanning asked what basin means. Chairman Flynn stated it simply means a hole in the ground where water is directed.

Joe DeLuca
20 Whipple Street

Mr. DeLuca stated water displacement is huge; Route 18 drains to this area.

John Costa
26 Whipple Street

Can he have a fence for privacy, how close will these condos be to homes? Mr. Clarke stated at least 200 ft. from your house to the proposed new buildings.

Mr. Clarke asked the applicant to prepare a new submittal with all the information on one submission for review on May 19, 2015.

Mr. Chandler made a MOTION to CONTINUE THE PUBLIC HEARING to May 19, 2015. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

MINUTES

Ms. Williams made a MOTION to APPROVE the MINUTES of December 2, 2014. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Ms. Williams made a MOTION to APPROVE the MINUTES of January 6, 2015. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED. Mr. Chandler abstained.

Ms. Akoury made a MOTION to APPROVE the MINUTES of February 17, 2015. Ms. Williams SECONDED the MOTION. It was UNANIMOUSLY VOTED.

CAPITAL PROJECTS UPDATE & DISTRIBUTE CIP PLAN BINDERS

Ms. McCabe stated Mayor Kay's 6 projects are before Town Council right now. The Debt Exclusion and Operation Override go to vote soon.

PUBLIC HEARING DATE WITH TOWN COUNCIL (REMINDER) MAY 4, 2015

Measure 15 013-REQ
Robert Montgomery Thomas

ADJOURNMENT

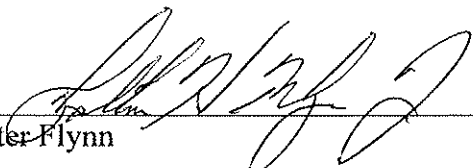
At 8:40PM, there being no further business, a MOTION was made by Mr. Chandler to ADJOURN and was SECONDED by MS. Williams. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary

Approved by:

Chairman, Walter Flynn



10/1/15