

**WEYMOUTH PLANNING BOARD**  
**McCulloch Building, Whipple Center, 182 Green Street**  
**January 18, 2011**  
**Minutes**

**PRESENT:** Walter Flynn, Chairman  
Dave Chandler  
Mary Akoury  
Paul Hurley

**NOT PRESENT:** Sandra Williams

**ALSO PRESENT:** Rod Fuqua, Principal Planner/Dept. Planning &  
Community Development

**RECORDING SECRETARY:** Christine Callbeck

Chairman Flynn called the meeting to order at 7:00PM. Mr. Fuqua introduced Mr. MacLean to the Board members as the new Library Director.

**CAPITAL IMPROVEMENT PLAN**

**Rob MacLean**  
**Library Director**

**PROPOSED**

#11 Review, Evaluate and Compare Renovation and Expansion of main library or replacement with a new building; Feasibility Study and Schematic Design Phase complete. Evaluation of existing conditions needed. Assessment of feasibility and existing conditions will determine the best approach to meet library needs. This project on hold due to Mayor Kay's decision. Mr. MacLean stated that within the next few months he will meet with Jim Clarke and Jeff Richards and Mayor Kay to talk about the details of this item. Mr. Fuqua stated that Broad Street has significant work to be done on the alternative to find a new library on some piece of Town land. Then tear down existing building.

#12 Central Air Conditioning for North Branch; Air conditioning requested for the convenience and welfare of the library users. This is the only branch left to go forward with the A/C upgrade. This branch is open 16 hours per week.

Chairman Flynn asked Mr. MacLean if any plans have been chosen for Fogg Library. Mr. MacLean stated that when a plan is chosen it will include in some form of library services within the overall design for the building. The Re-use Committee ended their meetings and gave their ideas to Mayor Kay in the past spring. Mr. MacLean's overall plans include an initial meeting soon regarding Fogg Library with the intention to move forward in a responsible manner to meeting the 20 year needs of the Town. Chairman Flynn stated that CPC will have small pots

for this year and next year. Maybe more as housing market grows. Chairman Flynn stated that he would like to see Fogg Library completed. Ms. Akoury asked when the Mayor will decide on Fogg because Pratt Library needs work also.

Mr. Fuqua asked if Mr. MacLean would have a better handle in terms of the Capital Improvements in September, when they are reviewed again. Mr. MacLean stated yes. Mr. MacLean stated that a lot of good work was done this past fall by Jeff Richards at Pratt Library.

Mr. MacLean stated that he is looking into a Massachusetts Board of Libraries Construction Grant that will be awarded in July. Grant is quite generous. Weymouth did not submit an application for this grant. When the monies are awarded in July Mr. MacLean does not think any other monies will be available in future years for a while.

### **RYDER DEVELOPMENT**

#### **NORMA AVENUE, Sheet 24, Block 318, Lots 104 & 105**

Mr. Fuqua stated that this plan has been updated and the utilities are shown. The plan was approved by DPW and is their preferred layout. This plan requires the paving to come down. The drainage is an extension of the sewer. The Board of Appeals approved a variance based on the recommendations by the DPW to eliminate the turnaround. The hearing has been closed. The questions to the Planning Board are:

- 1) Would Planning Board like to honor the request to rescind the sub division and
- 2) Would Planning Board like to approve the improvements on one lot?

Mr. Chandler asked who has to plow this lot. Mr. Fuqua answered the Town is responsible to plow.

Mr. Hurley made a MOTION to DENY RESCINDING SUB-DIVISION. The MOTION was SECONDED by Ms. Akoury. Discussion ensued.

Mr. Chandler asked why there is not a driveway. Mr. Fuqua stated it is a paper street. Chairman Flynn stated the Planning Board vote and approved these lots when they came in originally. Mr. Hurley stated the developer most certainly re-shaped the lots from the original plan. Mr. Hurley further stated that he would never have approved any plot plan that resembled any plans that looked like this.

Mr. Fuqua stated that in 1970's it was originally a six (6) lot sub-division; then it became a four (4) lot sub-division; then one (1) non-buildable lot; then two (2) lot sub-division; and then three (3) lot sub-division.

MOTION: To rescind a subdivision plan layout that created a turn around, shown on a plan entitled: "Plan of Land in Weymouth, Massachusetts, prepared for Ryder Development Corp." drawn by SITEC dated September 22, 2010. VOTE: two (2) yes - Mr. Hurley, Ms. Akoury; two (2) no - Mr. Flynn, Mr. Chandler. THE VOTE FAILED.

The Planning Board will continue when it has a full board. Ms. Akoury asked for a copy of the plot lines back since 2006. Chairman Flynn would like to have a larger scaled drawing presented to the Planning Board. Mr. Hurley stated that he did not feel good about what was asked of the Planning Board by Mr. Ryder to have a sense of the Planning Board so that Mr. Ryder could tell Board of Zoning without an actual vote. Mr. Hurley stated that in twenty (20) years he has never before been asked and he was uncomfortable being asked to do it that day.

Chairman Flynn stated that on the next agenda the Board will be asked to consider rescinding the sub-division layout. If the Board rescinds the sub-division layout then another presentation for new road conditions will be brought forth.

### **BOND REDUCTION @ CARDINAL CIRCLE/DUNCAN ROAD**

Mr. Fuqua stated that the project is all but complete. There are a couple of minor items to be reviewed by DPW.

Mr. Hurley made a MOTION for RECOMMENDATION to REDUCE BOND from \$21,450 to \$500. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

### **OTHER BUSINESS**

### **OPEN SPACE PLAN, GOALS AND OBJECTIVES**

Mr. Fuqua stated that Ralph Wilmer, the Consultant hired by the town to make the list of Goals and Objectives for the Open Space Plan has asked the Planning Board to review the list that he has made and give feedback. What does the Planning Board think about the list? Does the Planning Board have any questions to be added to the list? Would the Planning Board like to prioritize the Goals and Objectives?

Mr. Chandler asked (of Goals & Objectives #6) if the Town is not in compliance with federal and state policy. Mr. Fuqua stated that he believes that the goal is to support continued compliance.

Chairman Flynn asked if the Master Plan is available online. Mr. Fuqua stated that it was; he is not sure if it still is or not. Mr. Fuqua stated that he can have copies (paper or hard) available to members at the next meeting.

Chairman Flynn stated that he just wanted to make sure that the Open Space Plan meshes with the Master Plan.

Chairman Flynn reported that at the last CPC meeting the Town of Weymouth submitted a project for the Back River Trail in the vicinity of the old incinerator. The project was submitted by Jim Clarke.

### **NEXT MEETING**

The next meeting of the Planning Board will be held on February 1, 2011 at 7:00PM.

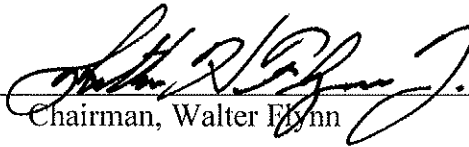
**ADJOURNMENT**

At 8:00PM, there being no further business, a MOTION was made by Ms. Akoury to ADJOURN and was SECONDED by Mr. Hurley. It was UNANIMOUSLY VOTED.

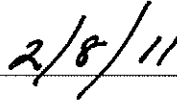
Respectfully submitted,

Christine Callbeck  
Recording Secretary

Approved by:

  
Chairman, Walter Flynn

Dated:

  
2/8/11