

WEYMOUTH PLANNING BOARD
McCulloch Building, Whipple Center, 182 Green Street
June 28, 2011

Minutes

PRESENT:

Sandra Williams, Vice Chairman
Dave Chandler
Mary Akoury
Paul Hurley

NOT PRESENT:

Walter Flynn, Chairman

ALSO PRESENT:

James Clarke, Director Planning & Community Development

RECORDING SECRETARY:

Christine Callbeck

Vice Chairman Williams called the meeting to order at 7:00PM and stated that all members are present with the exception of Chairman Flynn.

Healthy Wey Resolution Review and Vote

Mr. Clarke stated that the issue the Planning Board had with drive-thru was removed from the document. This document does not bind the Planning Board to anything; however, it encourages the Planning Board to try to get more health conscientious in its decision making.

Mr. Chandler asked how the town would handle #3 *Designate all public areas and public housing smoke-free.*

Mr. Clarke stated #3 would be a Board of Health issue; enforcement would clearly be an issue. This is a guide and it falls under the initiative of the Board of Health. Basically, it is the concept of discouraging smoking.

Mr. Chandler asked if the Board of Health has approved these guidelines. Mr. Clarke stated no; not as yet.

Ms. Akoury asked about #15 *Assess progress on goals by a joint meeting of town staff and boards on an annual basis.* Are these goals or guidelines? Mr. Clarke stated these are basically goals the town would like to strive for. Guidelines are less specific. Ms. Akoury asked if it is the intent of the Board of Health to sign off on these guidelines as well. Mr. Clarke stated no; these are for the Planning Board. Mr. Clarke stated that if the Planning Board would like to instruct Mr. Clarke to advise the Board of Health that the Planning Board feels it prudent that the Board of Health approve guidelines as well Mr. Clarke would be happy to do so. Mr. Clarke stated that the Mayor's Office and Town Council should embrace the guidelines as well. Ms. Akoury stated that she would like Mr. Clarke to advise the Board of Health to consider adopting the guidelines.

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Mr. Hurley made a MOTION to ACCEPT the Healthy Wey Resolution. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

WIND ENERGY ZONING - DISCUSSION

Guest: Steven Weisman, Vice President, Peregrine Energy Group

Mr. Weisman stated that Peregrine was founded in 1992. Mr. Weisman has worked with Mr. Clarke to secure an \$85,000 grant for a wind turbine at the Weymouth High School which will cover the total electrical use for the high school. It is a 65 meter tower (blade diameter) and 85 meter which equals a total of 325 foot range. They are still trying to figure out the exact location on the campus of the high school. Some of the normal factors/questions regarding location of turbines are:

- Noise levels
- Shadow flicker
- Equipment through roads of Weymouth
- Compatibility with state/town guidelines
- Economic value

The study is ongoing. Currently there is a meteorological tower at J.F. Price quarry. It has been there for nine (9) months. It is 50 meters tall. Part of the grant was that a study would be done, for one year, prior to the installation. The work is being done by the meteorologist center at UMass Amherst. The initial report came in in April; the balance of the report should be in October. The information looks good for twenty (20) year life of the project. The grant requires one year of information gathering.

The wind energy zoning that was written in 1982 ordinance needs to be updated. There are state developed model by-laws. Over thirty (30) communities have established and passed by-laws.

Mr. Weisman gave out a handout of proposed revised zoning that are not fully finished. The suggested area for the wind turbine at the Weymouth High School is behind the ledge and to the left of the day care area; closer to Arbor Hill Apartments. Mr. Clarke stated that they are also looking at the new football field as a possible location.

Mr. Weisman stated there is a lot of issues and feasibility analysis to be completed.

The draft regulations were reviewed as a start in the discussion process.

Standards of criteria:

- TV
- Noise level
- Confer FAA
- Low frequency vibration prevention
- Over speed control

- Height set-backs

Suggested ordinance:

- Small system
 - Smaller than 60 kws
- Commercial system
 - Larger system like in Hull 100 kw or 600 kw

Mr. Clarke stated that there are three different types of turbines:

- Commercial models
- Roof top models
- Small (farm) models

Mr. Clarke stated that he will get some examples of turbines and bring them in for the next Planning Board meeting.

Mr. Weisman stated the first question is what your intent is. Mr. Weisman asked the Planning Board, are you trying to encourage or discourage; control where being built and direct where? Other questions: where should turbines be; how close to abutters?

Typical local concerns:

- Health impacts
 - Noise level
 - Shadow flicker
- Visual impacts
 - Views
 - Where are the views worth protecting
- Scale
- Color
- Advertising
- Lighting in excess of FAA
- Environmental projecting
- Transport and construction
- Request for decommissioning and removal at the end of life of turbine

Mr. Chandler asked what if the turbine company is bankrupt. Mr. Weisman stated that normally there is a bond. Special permits are for twenty-five (25) years.

Ms. Akoury asked how much maintenance a turbine requires. Mr. Weisman stated just the normal review. They cost approximately \$25,000 per year to maintain.

Mr. Weisman stated that there are many natural limitations to turbines.

Ms. Akoury asked if Mr. Weisman looked at Hull. Mr. Clarke stated they did look at Hull for an example.

Mr. Clarke stated that he will work on this over the summer, the Planning Board can submit it to the Mayor in August and then to Town Council in September. Mr. Weisman stated that he will get copies of the by-laws of the local towns to see what has been accepted locally. Mr. Clarke stated where cell phone companies can co-locate Weymouth will want them to because that means less towers. Mr. Weisman stated that the Town of Gloucester stated the only place allowable is in industrial parks.

ELWOOD DRIVE - SET BOND

Mr. Clarke stated that Elwood Drive is a sub-division bond with a construction estimate of \$132,900.

Mr. Hurley made a MOTION to SET BOND. The MOTION was SECONDED by Ms. Akoury. It was UNANIMOUSLY VOTED.

FIRES IN WEYMOUTH

Vice Chairman Williams stated that over the past year there have been a number of house fires in the town. Is there any way that the Town can pressure the insurance companies to tear down the houses that have been destroyed. Mr. Clarke stated that in his past experience with a house fire on Main Street in South Weymouth near South Shore Hospital; when the first floor is secure and safe the building inspector is limited in what can be done. Mr. Clarke stated that the hospital was constantly calling the Planning Department requesting that the house be torn down.

Mr. Clarke stated that he will look into the house in question and report back to the Planning Board at the next meeting.

MINUTES

Mr. Chandler made a MOTION to APPROVE the minutes of April 26, 2011. The MOTION was SECONDED by Mr. Hurley. It was UNANIMOUSLY VOTED. Ms. Akoury abstained.

OTHER BUSINESS

Ms. Akoury stated that the Planning Board would like to send best wishes to Rod Fuqua and success in his new life, whatever it may be. The Planning Board will miss him.

NEXT MEETING

The next meeting of the Planning Board will be held on July 19, 2011 at 7:00PM.

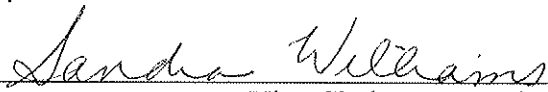
ADJOURNMENT

At 8:15PM, there being no further business, a MOTION was made by Mr. Chandler to ADJOURN and was SECONDED by Mr. Hurley. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Callbeck
Recording Secretary

Approved by:



Vice Chairman, Sandra Williams

Dated: