

WEYMOUTH PLANNING BOARD
McCulloch Building, Whipple Center, 182 Green Street
December 7, 2010, 2010
Minutes

PRESENT: Walter Flynn, Chairman
David Chandler
Sandra Williams
Mary Akoury
Paul Hurley

STAFF PRESENT: Rod Fuqua, Principal Planner

RECORDING SECRETARY: Christine Callbeck

Chairman Flynn called the meeting to order at 7:00PM and stated that agenda items would be taken out of order.

CAPITAL IMPROVEMENT PLAN

Chief Robert Leary
Weymouth Fire Department

PROPOSED

#3 New Fire Station South Weymouth: Station is under review for negotiation to be built as part of the Southfield development. Chief Leary had no additional comment.

#5 Replace hydraulic rescue tool set: 30 years is the end of the expected life cycle for hydraulic rescue tools. Forces become compromised due to age, wear and tear. Chief Leary stated that he would love to receive the funding for this item this year, but will get by till the funding is available.

REQUESTED VEHICLES

#6 Vehicle upgrade, Sedan to SUV; Vehicle Replacement 1999 Crown Victoria: This would continue the process toward having all staff vehicles as SUV's. New electronic equipment will not fit in existing GMC Yukon. This vehicle would be re-designated as C-4 while the new vehicle would be a larger "Suburban" style SUV. This vehicle is 11 year old. Chief Leary would like to replace it with a 4 wheel drive vehicle; hopes to find the funding in FY12 to do this.

#7 Delete this item.

#8 Refurbish 1994 E-One Sentry Pumping Engine: Engine Co #2: by refurbishing this engine, its front line service life can be extended up to 10 more years. It would then be place in reserve where it could serve for approximately 5-10 more years, thereby giving a total service life of 25-20 years. It would be most advantageous to perform total refurbishing prior to major repairs being needed. A grant request has been submitted to cover the refurbishing. Chief Leary stated that he has been requesting funds for this vehicle for 4 years now. This engine is in tough shape. This is a FY12 request. Mr. Fuqua asked Chief Leary for a copy of his vehicle leasing budget plan.

#9 Vehicle upgrade, Sedan to SUV; Vehicle Replacement 2000 Ford Crown Victoria: existing 2000 Ford Crown Victoria is now 10 years old. Replacement would complete conversion of all staff vehicles to SUV's.

#10 Vehicle Replacement, 1997 Ford Expedition: existing vehicle will be 13 years old and should be traded in with new vehicle purchase. Chief Leary stated that this vehicle was totaled in an accident one month ago and the WFD is still driving it when needed.

#11 Replace 1986 Mack Engine; engine was first purchased as Engine #2 in 1986. Reassigned to Engine #1 in 1993; designated as reserve in 2004. Structural cab support members replaced in 2006 due to excessive corrosion. 1993 E-One Sentry would replace this engine in reserve status.

Chairman Flynn asked Chief Leary to place items in list of priority.

First:	#10 1997 Ford Expedition
Second:	#8 Refurbish 1994 E-One Sentry Pumping Engine: Engine Co#2
Third:	#6 Upgrade Sedan to SUV, 1999 Crown Victoria
Fourth:	#9 Upgrade Sedan to SUV, 2000 Ford Crown Victoria
Fifth:	#11 Replace 1986 Mack Engine

Chief Leary stated that the Fire Department has done well in the past with grants. It will continue with the request of grants.

IN PROCESS

#3 Building repairs Station #1 & Station #2: all work completed.

Chief Grimes

Captain Compercio

Sergeant Concannon

Weymouth Police Department

PROPOSED

#21 New roof on station: the leak in roof has destroyed records at the Police Department. Mr. Fuqua stated that both Jeff Richards and Mayor Kay put a high priority on this item.

#20 Card Access system and security camera: CORRECTION TO THE PRICE, should be \$150,000 not \$160,000. Key entry and cameras all for FY13.

REQUESTED VEHICLES

#12 Police Cruiser Replacement; department has 10 cruisers with over 100K miles and 7 with over 70K miles. Police cruisers are used 24 hours a day, 7 days a week and have high idling time which increases wear on the engine and decreases engine life. Into the fiscal year, more cruisers will be exceeding the above mileage because of the passage of time from the submission of this request to the actual purchasing of the cruisers. Requesting 7 vehicles this year, following years maintain the 7 car request. Current price is \$35,000 per cruiser. Recommendation is to maintain the 7 vehicles per year program.

Chief Grimes stated that common practice is to request 11 - 12 vehicles. The department is currently seeking the purchase of seven (7) new vehicles under the use of the capital expense budget. The department employs a minimum of five (5) sector cars and one (1) or two (2) supervisor cars per shift. In addition, depending on available personnel, there would also be a north and south car to supplement the five (5) one (1) man sector cars. These vehicles do not include unmarked detective cars, traffic cars or administrative vehicles.

In 2007, the department requested by the way of the capital expense budget, the purchase of 12 new cruisers. Five (5) 2007 Ford marked cruisers were eventually purchased. In the spring of 2009, the department purchased a 2009 Dodge Charger using the monies from a community policing grant. The vehicle replaced a traffic car that was no longer serviceable. In the fall of 2009, the capital expense account funded the purchase of two (2) marked Ford cruisers. The department using other funding sources, such as a Byrne Grant and Law Enforcement Trust Funding, purchased two (2) additional marked Ford cruisers and one (1) unmarked cruiser. Again, there was approximately a two year gap between these vehicle purchases.

As in the case with all of our vehicle purchases, we rotate the newer vehicles down to replace the older vehicles in the fleet. Some of these marked cruisers are repainted and replace older unmarked cruisers. In one case, we had to take an unmarked cruiser and make it into a marked cruiser. These older police department vehicles are often then offered to the D.P.W. for use in the other town departments. In many cases, some of these vehicles are no longer serviceable.

Currently the department has approximately 16 marked vehicles with over 100,000 miles. However this number is not a true representation of the true miles of the vehicles being used. For every hour that a vehicle is used there is a formula that is used to formulate a true miles indicate for the vehicle. For example, if a vehicle is used for 7 hours during the course of a shift and the vehicle was driven 50 miles; the formula would be hours used multiplied by 33, then subtract actual mileage driven. This would give you a true mileage indicator of the vehicle. This would equate to 181 effective miles on the vehicle.

Some of the department vehicles are now equipped with engine hour meters on the vehicle. Currently cruiser #831, which was put into service on 9/11/2009, has 50,798 miles on the

odometer, with an actual hour meter reading of 5,504 hours. If we utilize the formula as previously stated earlier, the effective mileage of the vehicle is 130,834 miles.

Therefore, I am requesting the purchase of at least seven (7) new marked cruisers to replace the front line cruisers so that the older 100,000 mile vehicles can be put out of service.

Chairman Flynn asked how the Dodge Chargers are fairing. Chief Grimes stated that they frequently need tires and brakes.

Chief Grimes stated that he recently reviewed the new Chevrolet Caprice, V8, rear wheel drive, built for law enforcement. They will be available in the spring for \$30,900 per unit without the lights and equipment. Good news is Ford Crown Victoria equipment can be exchanged into the Chevrolet Caprice. Chief Grimes stated that he imagines that all other vehicles will be competitive in price. The Caprice was tested by police officers and came out on top. Chairman Flynn asked what the other police officers thought about the car. Chief Grimes stated they were all impressed. They were all able to test drive the car and encouraged to drive it hard. The Caprice was built with a lot of thought into the structure of the build of the vehicle.

Mr. Chandler asked why Chief Grimes prefers a rear wheel drive vehicle. Chief Grimes stated handling, driving, weight transfer, and mainstay of vehicle that handle a lot of use and abuse.

Mr. Fuqua stated that the process was always seven (7) cars per year, starting in 2000. The cars are getting a lot more use than before. High number of engine hours on the vehicles than before. The mileage is misleading. These vehicles filter down though the entire town. This list impacts other departments. The town no longer has requests from School Department and DPW because of the hand downs of these cars.

IN PROCESS

#10 Upgrade police portable radios; #11 Replacement of mobile radios in cruisers; Captain Compercio stated that obtained 98 radios and 25 mobiles with funding from Homeland with approval from Jeff Richards and Mayor Kay.

Ken Ryder

NORMA AVENUE, Sheet 23, Block 318, Lots 104 & 105

Mr. Hurley made a MOTION to OPEN the PUBLIC HEARING. Ms. Akoury SECONDED the MOTION and on a roll call vote it was UNANIMOUSLY VOTED.

Mr. Fuqua stated that back in 2006 Mr. Ryder was going to develop this area into a cul-de-sac and now only one house has been built and fronts on Healy Road. Mr. Ryder is here to request the Planning Board approve a motion to rescind action on the original plan layout that created a turnaround as shown on a plan entitled "Plan of Land in Weymouth, Massachusetts, prepared for Ryder Development Corp. drawn by SITEC dated September 22, 2010.

Staff comments:

Mr. Ryder has to go before the Conservation Commission and the Board of Zoning appeals and would like to get a sense from this board if they would consider rescinding action to remove the turnaround (cul-de-sac) from the plan layout only prior to meeting with the other two committees.

Conservation Commission – supports reducing the turnaround however notes the less than required upland on the lot.

BZA will be reviewing a request for a variance on the amount of upland.

Health Department - has no concerns.

Police Department - has no concerns.

D.P. W. -

Water & Sewer Division:

1. Loop water main from Norma Ave. to Healy Rd.
2. Since this is only as Plan of Land and water and sewer utility information is not shown, we cannot fully comment at this time and reserve the right to evaluate when such information is made available.

Highway/C&M Division/DPW Director: no comments.

Engineering Division:

1. The existing sewer and drain easement continues up Norma Avenue to the interface of the private (Norma) and public (Apple Tree and Norma) roadway interface and needs to be shown as such. Also, the new radius at the Norma Avenue/Lot 2 interface is not part of that easement and the easement line needs to be shown there and the easement called out to clarify this.
2. Without seeing what is now proposed for paving of Norma Avenue we cannot evaluate the resulting impacts of this change in property line and street layout line.
3. The 200' long northerly property line of Lot 1 has "(See Note)" below the dimension but no note could be found on this plan.
4. Without all of the roadway, drainage, and utility information, this plan cannot be reviewed as a Definitive Subdivision plan.

Mr. Fuqua stated that he spoke with Mr. O'Connor and his opinion is to have the turnaround removed because there is an extensive infiltration system underground at Norma Avenue and he would not like to take over maintenance of the drainage system.

School Department - no comment.

Taxes- owe \$301.13; needs to be paid.

Staff - Mr. Fuqua stated that he has spoken with Attorney Galvin and Mr. Ryder and the request does not change the density on the neighborhood. Mr. Ryder has demonstrated that he will leave adequate room for snow removal in winter. Mr. Fuqua stated that the DPW wanted the water line looped over to Healy Road. It will go under review with the Conservation Committee. Further review will have to take place. Applicant is just looking for a sense from the board this evening so as to report to BZA tomorrow evening.

Mr. Hurley made a MOTION to CLOSE the PUBLIC HEARING. The MOTION was SECONDED by Ms. Akoury. Discussions.

Mr. Fuqua stated as the applicant finds out more information from Conservation Committee applicant will bring back information to the Planning Board.

Mr. Hurley would like to see what the parcel looked like before proposed 4 home sub division.

Mr. Chandler questioned the board why wait to make a decision.

Mr. Fuqua stated that Conservation has not finished their review. BZA will be able to finalize their review tomorrow evening. Applicant can come back to PB after those meetings.

Attorney Galvin asked what they should tell the BZA.

Mr. Fuqua asked for a sense from the board on their view on the request.

Mr. Hurley stated that technically the request in front of the committee tonight was for an incomplete subdivision.

Attorney Galvin stated it was approved for 2 lots; lot 1 on Healy Road and lot 2 on Norma Avenue. Attorney Galvin stated that they are not asking for approval just a sense of the board, if all things were aligned would the committee approve?

Mr. Fuqua stated that the applicant still has to go to BZA and Conservation; all the pieces must agree for this to work.

Chairman Flynn reminded committee members that the Director of DPW approved the removal of the turnaround.

Mr. Hurley stated that he has concerns with DPW information and incomplete information in application.

Mr. Fuqua stated he will make sure that the engineering work is done to satisfy Mr. Hurley and ask the applicant to come back again before the committee at a future meeting.

Mr. Ryder stated that he will try and get the BZA meeting postponed.

MOTION to CLOSE PUBLIC HEARING UNANIMOUSLY VOTED.

Chairman Flynn asked for a sense of the board on this request. Mr. Chandler, Ms. Williams and Mr. Flynn support rescinding the subdivision plan layout.

MINUTES

Ms. Akoury made a MOTION to ACCEPT the minutes of November 16, 2010. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED. Mr. Hurley abstained.

Chairman Flynn stated that the committee has 21 days to get zoning on the Clapp Memorial overlay district. Beyond the 21 days, Town Council can vote without Planning Board approval. Planning Board will contact Town Council and tell them Planning Board will vote in January at January meeting. If Town Council has objection to that, Planning Board will have to have a special meeting before January.

December 14, 2010 is the next Planning Board meeting to discuss capital improvement Plan for Schools and IT, should Planning Board try and include discussion on overlay district. The sense of the board is to try and include discussion on December 14, 2010 meeting. Chairman Flynn stated that Mr. Clarke will need to be present at the meeting.

ADJOURNMENT

At 9:00PM, there being no further business, a MOTION was made by Ms. Akoury to ADJOURN and was SECONDED by Ms. Williams. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Callbeck
Recording Secretary

Approved by:

Chairman, Walter Flynn

Dated:
