

Minutes of the Planning Board held on January 15, 2002 at 7:30 P.M. at the Department of Public Works

Present: Paul Dillon, Chairman; Scott Curry; Paul Hurley; and Walter Flynn

Staff: James Clarke, Director of Planning and Rod Fuqua, Principal Planner

Attendees: Paul Halkiotis, Planning Jeffrey Coates, Insp. of Buildings and Mary Akoury the Mayor's appointee to the Board

Meeting called to order at 7:30 P.M.

MINUTES

Approval of the Minutes of February 12, 2001, May 7, 2001, September 17, 2001, October 15, 2001 and October 22, 2001.

Motion by Mr. Hurley, seconded by Mr. Curry to approve the minutes as written.

All in favor. SO VOTED.

UPDATE ON COLUMBIAN SQUARE TRAFFIC IMPROVEMENTS AND PLANNING BOARD'S ROLE - Paul Halkiotis

There are four (4) major elements to the overall revitalization project of Colombian Square. It will involve traffic improvements, the roundabout, reconstruction of the municipal parking lot and the streetscape improvements. The last element of the project is the relocation of the utilities underground.

Mr. Halkiotis spoke about the following:

1. Boundary lines of the square
2. The Grant program
3. February public meeting
4. Undergrounding of the utilities

Mr. Curry suggested looking at Quincy with regard to the underground utilities.

Mr. Halkiotis said the smaller the area of the underground utilities, the easier the project will be.

Mr. Flynn asked about the Planning Board's role?

Mr. Halkiotis said City Solicitor, George Lane needs to take a look at the State Law to see if the Planning Board needs to be involved regarding the decision to underground utilities.

Mr. Flynn asked what the project would cost?

Mr. Halkiotis said a guess would be around \$75,000 - \$100,000 just to construct a roundabout.

Discussion ensued with regard to the utilities and the roundabout.

The Board thanked Mr. Halkiotis for his presentation.

FORM A PLANS - Mr. Fuqua

Putnam Street - Sheet 18, Block 248, Lots 4 & 5

This is currently two lots and Lot 2 cuts out around the house. The dotted line is the relocation of the lot line. Both lots have the required 72 ft. frontage on a public way. Lot 2 does conform to side yard set backs. Both lots are greater than 25,000 sq. ft.

Mr. David Abrams the buyer of 71 Putnam and Mr. Steven Coyne, 19 Maple Street had some questions with regard to yard access. Mr. Abrams was told today that things had changed.

Mr. Clarke explained the Form A procedure and the Board's role. If there is an issue with the lot line, you need to speak with the attorney for the seller.

Motion by Mr. Curry, seconded by Mr. Flynn to approve the Form A for Putnam Street.

All in favor. SO VOTED.

Pond Street - Sheet 61, Block 641, Lot 16

The residential portion of this lot backs up to the mall at 1620 Main Street and comes out to Pond Street. Lots D & E are being cut out (two single family lots). All are in the R-1 zone. All have the 25,000 sq. ft. and the 72 ft. of frontage. Pond Street is a public way.

Motion by Mr. Curry, seconded by Mr. Flynn to approve the Form A for Pond Street.

All in favor. SO VOTED.

Vernon Road - Lots 1-3

There were 3 house lots off Green Street in North Weymouth. On one of the lots there is a section by North Street that is being subdivided and cut off. It is in the business zone. There is a piece owned by King Oak Hill Nominee Trust and another piece owned by Washington Realty. They are

cutting off the business piece and holding it. They are looking to make some arrangement with King Oak Hill Nominee Trust to combine it all and combine the business piece to put up some business on that site.

Mr. Fuqua recommended the developer, Mr. Mattie, follow along the business zone line if he cuts off the piece and holds it. Then, the entire piece of 3B is in the B2 district and the remainder of the lot, which is now the new 3A, is all within the single family zoning district.

Motion by Mr. Hurley, seconded by Mr. Curry to approve the Form A for Vernon Street.

All in favor. SO VOTED.

**CAPITOL BUDGET - DRAFT OF BUILDING & OTHER FACILITIES
PLANNING AND CONSTRUCTION COMMITTEE - Jeffrey Coates,
Chairman.**

Mr. Coates stated that the Committee's charge was to review the Capital Budget projects that relate to construction. The Table (pg. 3) lists twelve notes in terms of grouping things together as follows:

- # 1 - Air conditioning projects
- # 2 - Recreation projects
- # 3 - Roofing projects
- # 4 - Things that relate to the new Way. High School & related building reuse
- # 5 - Boiler projects
- # 6 - Floor covering projects
- # 7 - Handicapped accessibility projects
- # 8 - Asphalt/re-paving projects
- # 9 - Masonry restoration. waterproofing projects
- #10 - Window & door projects
- #11 - Sink & countertop replacement projects
- #12 - Flashing & fascia projects

Mr. Coates said it was difficult to know what the priorities should be. Note #11 could be grouped with #7 and #12 could be grouped with #9. Some things are noted as Committee study i.e. #1, and some are priority Committee study i.e. #2, #4, #16, #17, #37 and #94. A lot of the projects on the sheets did not have sufficient information to make comprehensive judgements.

The role of the Committee is one of management. The Committee is trying to put the things together in a way to best serve the Town in terms of getting the most for the money, and in terms of making sure that what is being done is feasible.

There is a meeting next Wednesday and hopefully the draft

will become the final document to go to the Mayor. One subcommittee drafted the letter and the other worked on the Table.

Mr. Clarke suggested the Board read the draft and see if they have an interest in bringing in the Department Heads for the next meeting to get direct information.

Discussion ensued between Mr. Dillon and Mr. Coates relative to the School Department with regard to windows and air conditioning. Also discussed items #9, #17 and #18 on Page one of the table.

PERFORMANCE GUARANTEES

Mr. Fuqua would like to table Jackson Heights as they do not have a base coat of paving. Our Rules and Regulations call for a base coat before the road goes in. TABLED.

Vernon Road, has a base coat of paving and the utilities are there. The cost estimate for the finish course of paving is \$5,600. Administration and contingency cost is \$575.00. The total cost - \$6,175.

Motion by Mr. Curry, seconded by Mr. Flynn to approve the Performance Guarantee for Vernon Road in the amount of \$6,175.

All in favor. SO VOTED.

Mr. Clarke said he received a letter from Chip Fontaine with regard to Mr. Murphy's property at the end of Eden Street. The letter changes the width of the road from 20 ft. to 16 ft. Mr. Fontaine does not set road conditions, the Board does. As the information has already been sent to Mr. Murphy and the whole area is pretty much paved he would recommend the Board approve the letter.

Motion by Mr. Curry, seconded by Mr. Flynn to approve the letter.

All in favor. SO VOTED.

NEXT MEETING - January 29, 2002 at 7:30 P.M. at the DPW.

Motion to adjourn. Meeting adjourned at 8:35 P.M.

Respectfully submitted,

Annette M. Cignarella, Rec. Sec.

APPROVED: Paul M. Dillon