

**TOWN OF WEYMOUTH
PLANNING BOARD
MINUTES**

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There was a Planning Board meeting held on Wednesday, February 17, 1999 at 7:00 P.M. in the Selectmen's Chambers of the Town Hall.

Members Present: Paul Hurley – Chairman
Paul Dillon
Mary Sue Ryan
Sue Abbott
Mary McElroy
Paul Lynch

Staff Present: James Clarke – Director of Planning & Comm. Development
Elizabeth Neil – C. D. Coordinator
Kate MacDougall, - C. D. Planner

The meeting was called to order at 7:00 P.M. by Chairman Hurley.

1. Weymouth Historical Commission

Request by Richard Pattison, Chairman for Weymouth Historical Commission for \$15,000. Project: Historic Site Survey and Planning Update.

E. Neil explained a little about the program. The money will be used to update the present historic preservation plan to include 171 properties that were noted but not fully researched (in the initial plan). The money will also update the properties that had been noted in the preservation plan. It is a matching grant from Mass. Historic Commission. They will need \$15,000 up front. When the project is completed, \$9,000 will be returned to the Community Development Block Grant.

R. Pattison spoke of 300 properties that are on demolition delay. There are 1300 houses that need to be completed. He explains that Mass. Historic has a book that covers which properties are high priorities.

2. South Shore Association For Retard Citizens

Request by Ann Holten, Director of Employment Services & David Calhoun, Executive Director for \$14,360. Project: Lavatory renovations at 371 River Street, North Weymouth.

A. Holten explains that this site serves approximately 50 adults. The floor is coming up in the women's room and a lot of the sinks, toilets and doors are not

ADA compliant. Both men and women's rooms are in bad shape and need a lot of repair. Two years ago they had put in a grant for the kitchen and bath renovation but that only covered kitchen renovations.

M. McElroy asked how many Weymouth residents take advantage of the program? A. Holten told her 22 residents.

A. Holten explained that the bathrooms should be in ADA compliance when completed.

J. Clarke spoke about his concern on the work being done on the bathrooms now – it should be ADA compliance so that in two years when the bathrooms are inspected, the work does not have to be redone.

3. South Shore Association For Retarded Citizens

Request by David Calhoun, Executive Director for \$5,270.

Project: Fence/shed/containers for 600 Broad Street.

A. Holten passed out quotes received from fence companies. D. Calhoun explains that by putting a fence up, residents in that area will have some privacy. They are looking to put up a pre-fab shed for storage (ex. Lawn mower, trash barrels, etc.)

P. Dillon suggested calling Joe Canova at the high school department regarding the shed. He feels they could build it a lot cheaper than a contractor. M. McElroy explains that she had the school department put her shed together for approximately \$1,000.

4. South Shore Association For Retarded Citizens

Request by A. Holten and D. Calhoun for \$6,900.

Project: drainage system to 574 Main Street, Memorial School.

They explained that this drainage would alleviate the flooding problem at that site.

5. Quincy Community Action Program

Request by Alicia Gardner, Housing Program Director for \$40,000.

Project: Parking improvements to 76-78 and 80-82 Front Street.

They would like to make the property ADA accessible. They would like to "Phase" the project. Phase I will consist of the parking lot improvements and have the building accessible. Phase II will increase the accessibility between the

two buildings. Phase III will include the interior of the unit making it ADA accessible. This year they are requesting funds to complete Phase I.

P. Dillon spoke of the outside evening lighting problem. Said he has received 2 phone calls (complaints) that the lighting was too harsh. Asked that A. Gardner look into this problem and get back to the board on this problem.

6. Quincy Community Action Program

Request by Larry Chretien, Energy Director of Quincy Community Action for \$60,000.

Project: Residential Energy and Water Conservation.

Weatherization and Heating Repair System program. This project works on helping low and moderate income homes, in the Town of Weymouth, become more energy efficient. They determine the eligibility of Weymouth residents, homeowners and renters, providing insulation, weather-stripping, etc. They provide heating repair service only to homeowners (landlords are responsible for rental properties).

L. Chretien gave an example of how the program works: Although energy prices are down at this time, you may be unable to properly insulate your home or unable to repair a broken heating system. After paying out all other expenses, it's very difficult to handle these types of problems. A high percentage of their clients are female-headed households, elderly and/or disabled.

M. Ryan asked about a waiting list. L. Chretien responded that they do not have a long waiting list due to the fact that they have had a large allocation from Boston Gas.

L. Chretien stated that $\frac{3}{4}$ of the funds will be used to pay contractors for materials and labor. They will make sure the contractor is fully licensed and insured. The balance of the funds (approx. 25%) will be for QCA program support and administration (includes cost for L. Chretien, [client selection] program management, determine which contractors would do work and mainly for the cost of Sonny Morgan, the auditor & inspector for this program).

S. Abbott asked how many homes will be done and could they possibly get tours of some of these homes? L. Chretien stated that approximately 50 homes will be completed and he will personally give any board members tours of some homes.

L. Chretien explained that most of the work to be done with the CDBG money will be insulation work.

Board members agree that the senior citizens should be served first.

7. Quincy Neighborhood Housing Services

Request by Robert Coiley, Construction Specialist for \$120,000.

The following is an explanation (by R.Coiley) of the Quincy Neighborhood Housing Services project:

QNHS is a non-profit housing agency located in Quincy established in 1981. Made up of a partnership of residents, businesses and the city. Over 300 rehabilitation projects in the city of Quincy were completed totaling over \$3 million. Quincy and Weymouth have established a consortium for the allocation of home funds and successful housing partnership. QNHS would like to expand their rehabilitation services to the Town of Weymouth. Recently participated with Quincy & Weymouth in the lead paint application. In some Weymouth neighborhoods, 57% of owner occupied housing stock was built before 1980 and 20% of the overall housing stock was built before 1940. Low to moderate income housing and senior citizens on fixed income have difficulties maintaining their homes. Some of the issues in the homes are severe health and safety issues. QNHS would like to establish a rehab program in Weymouth and offer a dollar for dollar match for any money committed by Weymouth through their state revolving loan fund.

QNHS is basically a bank offering 0% deferred interest to low income homeowners in need of home rehabilitation (roofs, windows etc). QNHS does an inspection on the home requesting rehabilitation funds. An estimate is for the client. If approved, QNHS will oversee the project and pay out monies to the contractor performing the work.

This is a state fund revolving account.

8. Council For The Hungry

Request by Patricia Adams, Director and Jim Dowd, Treasurer, Weymouth Food Pantry, for \$10,995.

- A. \$2,240 for a Mail Survey to Businesses/Organizations and
- B. \$8,755 for a Mail Survey to residents in the Town of Weymouth.

The Food Pantry needs money to pay bills (phone, etc). They also need to purchase special foods for people with special diets. Another expense they have is insurance. The Pantry pays approximately \$2,200 a year towards insurance. (J. Dowd explains how a client of the Pantry fell down some stairs and may now be suing the Food Pantry).

Assistant Director of the Weymouth Food Pantry displays a chart of the Food Pantry's Income.

S. Abbott suggests that they may want to add a statement at the bottom of the form being sent out (pertaining to people over 65) "If you need help and cannot get to us, call us, we can come to you."

9. Union Towers

Request by Arthur Davies, Executive Director of Union Towers for \$34,198.

Project: Installation of water conservation low flow toilets at 95 Broad St.

Union Towers I 207 toilets are over 24 years old. Toilet maintenance issues have increased dramatically. Outside laboratory (Barclay Water Management of Watertown, MA) was hired to analyze the amount of water being used by Union Towers. The water analysis suggested characteristics found in the water gave it severe corrosive tendencies and would be harmful to the hot water tanks and other mechanical equipment. Also stated that it was good water to drink.

1995-1998 water/sewage cost increased \$20,487 (\$103 per unit). Combined water/sewage and electric rates for Union Towers \$247,000 per year.

27 elongated handicapped toilets, 172 regular floor mounted and 7 flushometer retrofits including 207 seats.

Predicted water savings per year would be 753,984 gallons. Related cost savings would \$9,990 per year based on these estimated figures the payback would be 3.42 years.

10. Tufts Library

Judith Patt, Director of Tufts Library requesting \$319,000.00

Project: Repairs to the back stairwell, elevator installation and fire alarm upgrade to the Main Branch.

Estimates done in the past have been low. The back stairwell needs new handrails. The uprights (ballisters) are not childproof. (child's head can fit through the uprights). A new elevator needs to be installed so people may enter the building and get up to the children's room or down to the meeting room on the lower level. Fire alarm needs to be brought up to code.

The fire alarm should be top priority and brought up to code. Stairway should be next and then the elevator.

11. Weymouth Board of Selectmen

Bethany Hyland, Affirmative Action Officer requests \$23,108.80

Project: ADA/FH/EEO Coordinator Position

This position would put Bethany on the new system at a Level 8 Step 2.

P. Goudy explained how the Board of Selectmen will be looking at this to see if this can be incorporated into the town budget. Board of Selectmen will vote on this March 1, 1999

M. McElroy pointed out that Pam Nolan would like the position funded by the Board of Selectmen. (P. Nolan will discuss this with the Selectmen when she presents the budget to them).

S. Abbott & P. Dillon feel that this a town-wide job and should be funded through the Selectmen.

12. Commission on Disabilities

P. Goudy, Chairman of Comm. Of Disabilities, Capt. Greg Tanger, Bethany Hyland & Bob Thomas request \$5,000.
Project: Parking Patrol Program

This committee would like to hire a co-op student to survey what businesses in the Town of Weymouth are not in compliance with parking.

M. Ryan stated that we could save the \$5,000 since we know the problem is *no enforcement mechanism*.

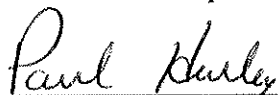
P. Goudy pointed out that before you can start an enforcement program, you need to know where your problem areas are. This committee is trying to do a town-wide study of all business areas, larger parking lots and squares which are in compliance or not. From there they will work with the police department to formulate the Handicap Parking Control Program and have it enforced by the police department who would work with the parking clerk.

A lengthy discussion regarding various parking lots not in ADA compliance and enforcement issues ensues.

Motion to adjourn. Meeting adjourned at 10:00 p.m.

Respectfully submitted by Maura Petruccelli
March 1, 1999

This is to certify that the foregoing is a true and complete statement of all actions and votes taken at this meeting on February 17, 1999.



Paul Hurley, Chairman