

**WEYMOUTH PLANNING BOARD**

**FEBRUARY 26, 2001 MEETING**

OFFICE OF THE CLERK  
WEYMOUTH, MASS.

AUG 30 2 39 PM '01

RECEIVED

**PRESENT:** Paul Dillon/Chairman, Paul Hurley/Vice-Chairman, Jody Lehrer/Clerk,  
Karen DeTellis, and Scott Curry

**ALSO PRESENT:** Jim Clarke/Director of Planning and Community Development  
Rod Fuqua/Principal Planner

Chairman Dillon called the meeting to order at 7:35 PM.

The first item on the agenda was:

Petr: Stephen Gosselin  
Locus: Victoria Avenue  
Sheet 55, Block 611, Lot 77  
Zoning: R-1  
Request to set road conditions

Mr. Steve Gosselin/Petitioner came before the Board. He told members that his Atty. Greg Galvin previously submitted his application to the Weymouth Zoning Board of Appeals and they requested that he appear before the Planning Board with a 'request to set road conditions' prior to their hearing his appeal.

Mr. Clarke told the members they have aeriels and Weymouth Atlas info on the site. He went on to inform the members that the size of the lot was 16,000 sq. ft. – noting that four years ago the lot adjacent to it had been subdivided. He explained that the lot before them this evening was undersize and unbuildable and any work would require ZBA approval. He pointed out that the applicant has future plans to connect to the other parcel.

Mr. Fuqua told the members that along with the info re. setting the road conditions, they received a list of road improvements accompanied by their costs with an estimate total to repair the road at \$37,375. This was for 200 ft. of roadway – which came to about \$180 per foot. He noted that the cost is based on the plans before them.

Mr. Fuqua then recapped the proposed work:

1. the work will service only this particular lot noted in the Atlas as L77/BL611/SH55
2. they will be adding a hydrant at the water line
3. work will include a splash pad at the end of the roadway
4. the water and sewer are subject to designs and construction specification of the DPW
5. the edge of the driveway to service lot is a minimum of 10 ft. from the end of the roadway, which will allow for snow removal

Re. snow removal - Mr. Fuqua went on to say that the applicant's plan shows the road to be extended 50 ft. to allow for the piled snow.

Mr. Fuqua was asked if the width would remain the same and he responded 'yes'.

Ms. DeTellis asked for clarification on the site location and was told it was part of the Pine Grove development in South Weymouth – which is located off Union and Marie Streets.

Mr. Clarke recommended to the members that the road be set per the plan submitted with the caveat that the work will require ZBA approval.

Ms. Lehrer moved approval with the understanding the Planning Board was dealing with the road conditions 'only' and not the size of the lot which would be addressed by the Zoning Board of Appeals.

UNANIMOUSLY VOTED

**FORM A PLAN     Bridge Street – Harborlight Mall – Sheet 8, Block 15**

It was explained to the Board that the difference in the plan before them this evening and the one that was before them some time ago - is that the area to be subdivided now is slightly smaller in size than what was originally approved. The owner wishes to retain this lot and withhold it from the larger parcel that comprises the Harborlight Mall. The new proposal is to create a different lot line than the one originally approved by the Board.

Chairman Dillon asked what the lot would be used for and was told "McDonald's Restaurant".

Mr. Clarke explained to the members that the plans before them outlined the lease line and the lot line.

The applicant's attorney said that the access road would remain unchanged.

Mr. Fuqua explained that this is a Form A, which requires frontage to roadway, adding that the main mall buildings are subject to Special Permit re. Board of Appeals (referring to Lowe's, the applicant for Harborlight Mall). He told members that Special Permit #2490, notes the two access roads. He further explained that if there are any changes, the applicant will have to go back before the ZBA to request an amendment to their decision.

Mr. Hurley asked if the plan was approved in the past but never recorded and Mr. Fuqua responded this was correct, confirming that it was approved on May 7, 1997, but it had never been recorded in the Land Court by the applicant as required. He pointed out that it is the applicant's responsibility to do this. He said the absence of the recording came to light when the new applicant, Lowe's Department Stores, came in to file for a Special Permit and in reviewing the Atlas they found that the lot was depicted as one lot only. To reiterate, the endorsement by the Planning Board voted on 5/7/98 was never recorded as required – and it couldn't be done at this time because the required signed paperwork must be submitted to the Land Court within 6

months of the vote. He explained that the applicant at the time of the vote was the previous owner of the Harborlight Mall.

Mr. Curry moved to approve Form A with the stipulation that the following wording be included: 'access to both lots is only by the Special Permit conditions re. Case #2490.

UNANIMOUSLY VOTED

**7:45 PM PUBLIC HRG. – REQUEST TO CONSIDER NAME CHANGE RE. G. N. LEWIS WAY**

Ms. Lehrer noted the purpose of the public hearing was a request to consider a name change of the roadway:

- (1) "G. N. Lewis Way", a private way, to be renamed "Sherrick's Farm Road", and
- (2) "Sherrick's Farm Road", a private way, to be renamed: "G. N. Lewis Way"

Mr. Clarke wanted to emphasize that the request to change the name of the roadways was not a request to eliminate the name of Mr. Lewis from the new roadway. It was noted that the location of the subject roads are found off Summer Street – and subject roadway involves a 200 ft. stretch of road which branches into two cul-de-sacs. The longer roadway is the G N Lewis Way (Gilbert Newton Lewis Way).

Mr. Clarke was asked why the request for a change was coming about and he said that it was being requested because most of the homes abut on the longer stretch of road, and the resident's purchasing those homes have voiced their concern about their roadway having such a long name; i. e., G. N. Lewis Way. He added that the change also allows for the Town to put the street sign on Summer Street, which is more visible and will make the road much easier to identify.

Mr. Hurley asked if the builder was involved in the name change and Mr. Clarke responded 'no', the request was initiated by the potential homeowners. He told members that Mr. Harold Paretchan has been requesting a road designation for Mr. Gilbert Newton Lewis, a Weymouth resident for some time, acknowledging his many scientific contributions to the country during World War I.

Mr. Clarke felt that with the creation of this new roadway it was an opportune time to address Mr. Paretchan's request. He noted that no one lives in the development as yet, and the name change will be done prior to anyone moving in and should not cause any problems re.address changes with the new residents.

Mr. Hurley asked if there was any objection on the name change from the developer and Mr. Clarke said that the developer had been advised of the proposed name change and no objection was noted.

At this point Mr. Harold Paretchan came before the Board to explain his request and address the contribution made by Mr. Lewis who he described as a WWI hero, scientist and pioneer. He began his presentation by distributing a handout on Mr. Lewis life's story. In summary the bio

noted that Gilbert Newton Lewis was born in Weymouth on October 23, 1875 – and died in Berkeley, California on March 23, 1946. During his life he became a notable scientist and served in WWI. He explained in detail his scientific discoveries, his nomination for the Nobel Prize in Chemistry (34 times), the fact that he was the Head and Dean of the College of Chemistry at the University of California @ Berkeley in 1912, as well as the mentor to many Nobel Laureates, in addition he authored many books and was one of the first foreigners to be accepted to the Soviet Academy of Science. Lastly, he referenced his life in the military which he pointed out was also momentous – receiving the Chevalier Legion of Honor from France, the Distinguished Service Medal (the 3<sup>rd</sup> highest in US military) – awarded for his creation of safeguards to cut down the poison gas casualties of World War I.

Mr. Parechan told the Board that he was happy to hear about the name change/road swap and was happy with the street recognition being bestowed on Mr. Lewis – noting the new designation will be more visible from Summer Street.

Mr. Curry moved to close the public hearing.  
UNANIMOUSLY VOTED

Mr. Curry moved to rename:

- (1.) Sherrick's Farm Road to G. N. Lewis Way and to rename
- (2.) G. N. Lewis Way to Sherrick's Farm Road

UNANIMOUSLY VOTED

### **OTHER BUSINESS**

Mr. Clarke told members he passed out the draft re. Capital Budget Committee, which was essentially prepared by Jim Wilson/Chief Financial Officer for the town. He stated that the Mayor needs to submit the request by March 1<sup>st</sup>, explaining that the request is essentially what they went over in December.

In addition, Mr. Clarke referred to a new handout from Fire Chief Deacon which was primarily informational. He said that Jim Wilson would like the Board to periodically review the Capital Budget items and if changes are proposed to address them. He noted that the Fire Chief addressed the need for the new fire pumper and pointed out that the School Department had added items in reference to the proposed high school and existing high school. He then referred to a new 'prioritized' list that was submitted by the School Committee, due to the uncertainty of the proposal for the new high school. In addition, some correspondence from the Police Department was included.

Re. the Fire Chief's request for the fire pumper – it is being requested for Station #1/North Weymouth.

Discussion took place on a new procedure that could be introduced to get the approval process moving faster. It was noted that with the redistricting coming up, Engine 5 could become #3 and the one by the old Navy Base would be reflecting this change.

Mr. Clarke pointed out that Ms. Hackett/Mayor Madden's Chief of Staff was present this evening and would be helping with the process. It was noted that the Mayor has the ability to make recommendations based on the Planning Boards input.

Ms. Hackett informed the Board that the Mayor met with the Fire Chief on his request, and they don't anticipate the purchase to be part of the Capital Budget program. She went on to tell the members they met today to discuss the Capital Budget process and it was agreed they need to begin the process much sooner in the year, so that they can move forward in November and then plan on reviewing the requests three additional times throughout the year.

Chairman Dillon referred to the request of the fire pumper and commented that he felt this piece of equipment was needed as it served the most populated part of the town – from Idlewell to North Weymouth.

Ms. DeTellis said that if the Mayor wishes to go ahead and ask for the money from the Council, she had no problem with it, but commented that she was still trying to understand the process.

#### **SCHEDULE FOR MARCH MEETINGS**

Mr. Clarke wanted to review the upcoming hearing schedules to check on the members availability. He said that he was looking at scheduling an Alexan hearing for March 12<sup>th</sup> and scheduling discussion on the Master Plan on March 19<sup>th</sup>. Additionally, his thoughts were to close Alexan on March 12<sup>th</sup>, with discussion on the issue on 3/26 and the final vote on the project the first week of April.

After some discussion it was noted that Mr. Curry and Ms. Lehrer had conflicts with this schedule. Based on the conflicts, Mr. Clarke said he would go back and speak with the applicant about revising the hearing dates. He will then put together a new schedule, postponing the hearing on 3/12/01 and then advise all.

#### **NEW BUSINESS**

Mr. Hurley asked about the town's 'safe yield' re. water supply. He asked Mr. Clarke if he could have someone come in and address the following subjects regarding the town's water supply for the Board:

1. safe yield
2. drawing down
3. what is committed
4. what is committed - but not being used at this time; i. e., Sherrick's Farm

Mr. Clarke said that he would request the Superintendent of Water & Sewer Department to come in and answer any questions the members may have on this subject.

Chairman Dillon wanted to make sure the Superintendent's numbers took into consideration swimming pools, laundries and things of that nature.

Mr. Clarke emphasized that Mr. Olson is very detail oriented in this area, counting every spigot.

Mr. Hurley stated that he hoped this was the case as he realized the town has incomplete subdivisions on the books and he wanted to be assured this type of information has been included.

**ADJOURNMENT**

Ms. DeTellis moved to adjourn at 8:22 PM.

UNANIMOUSLY VOTED

Respectfully submitted,

Susan DeChristoforo  
Recording Secretary

Approved: 8-22-01

Signed: Paul M. Dillon  
Paul M. Dillon, Chairman