

**TOWN OF WEYMOUTH
PLANNING BOARD
MINUTES**

There was a Planning Board meeting held on Wednesday, March 5, 1997 at 7:00 p.m. at the Town Hall Selectmen's Chambers.

Members Present: Paul Dillon, Chairman
Paul Hurley, Clerk
Susan Abbott
Robert Lang
Mary McElroy
Mary Sue Ryan

Staff Present: James Clarke, Director
Amintha Cinotti, C.D. Coordinator
Elizabeth Durkee C.D. Planner

The meeting was called to order at 7:05 p.m. by Chairman Dillon

1. Opening statement on Year 23 applications, submitted by A. Cinotti, C.D. Coordinator, \$733,655 in application requests, \$544,450 available.

A. Union Towers:

Request for A. Davies, Executive Director and B. Moore, President, gave brief history of CDBG involvement with Union Towers. Project: weatherization and ADA Compliance. Description of proposal and request for \$56,400.00.

Mrs. Abbott asked for information on record keeping concerning the rental income from sources other than elderly.

Mr. Davies replied that all funds received other than from the elderly were received from the office space and roof space to Cellular One.

Mrs. Ryan requested information on parking space for tenants and office staff.

Mr. Davies explained that store front units pay 6-700/month and Cellular One pays \$9.50 /sq. ft./month.

Mrs. McElroy asked for amounts and other projects funded through the years for Union Towers.

Ms. Cinotti said that funds were given to Union Towers for the boiler, elevator, weatherization, and energy and water conservation.

B. Weymouth Youth & Family Services:

Request for \$158,514.00 for elevator installation to the new youth Center. Presented by L. Sager, S. Kay, and G. Burke. The project would be solely funded by the CDBG funds. Project would include demolition, design,

engineering have all been donated for the job. All activities to be overseen by a separate Board of Directors (to be established).

Mr. Hurley asked if they were aware that there were some underground tanks that needed removal.

Mrs. Kay said that the problem had already been addressed and excavation of the yard will be completed by DPW after removal of tanks at fire department.

Mrs. Abbott requested a time line of completion.

Mrs. Sager replied that the opening of Teen Center was set for May 1997, the second floor would not be open until the completion of the elevator (fall 1997).

Ms. Cinotti stated this would be the first project if approved with a quick turnaround.

C. Housing Services:

Request for \$78,433.00 by John Parnaby, Housing Coordinator for the Town of Weymouth. Request this year is greater due to changes in MHFA programs, Housing Rehab, 1st time Home Buyer's Program, Soft 2nd Loan Program, Lead Abatement Program, and change in office administration. The part time Housing Consultant would be replaced with a full time Housing Planner to provide continuity to office and better service in client contact. Hours would change from 14 to 35 hours per week. The position would be entry level.

Mr. Lang questioned the structure of payment of position.

Mr. Parnaby explained that ½ would be paid out of CDBG and the other ½ paid out of HOME funds.

Ms. Ryan requested breakdown of Weymouth residents assisted.

Mr. Parnaby would gather the information and forward it to all board members.

Mrs. McElroy asked how outreach was done.

Mr. Parnaby explained that periodically flyers would be distributed throughout the town and a concentration with the Department of Elder Services' programs.

Ms. Cinotti stated that these funds are available through the consortium with Quincy.

D. Fraternal Order of Eagles #2899:

Request for \$30,000.00 by R. Ray. Gave brief description of Eagles and their objective of raising funds to provide for charities in the area. The request is for the rehab of bathrooms to make them ADA accessible.

Mrs. Abbott requested clarification of the transaction records provided.

Mr. Ray stated that the records were provided by the Eagles to provide visuals as to the types of charities that benefit from the Eagles.

Mrs. McElroy suggested coordinating efforts with the Weymouth Youth & Family Services and the Department of Elder Services.

Mr. Ray stated that these are a couple of the programs that benefit from the fund raising efforts of the Eagles.

E. Trustees of Tufts Library:

Requested \$42,000.00 by Judith Patt, Director of Library Services. Request for ADA Compliance to the Main, North and Fogg Libraries.

Ms. Patt gave brief description of the 10 year plan to make all libraries in Weymouth ADA Accessible.

Mr. Lang questions of ownership of the sidewalk - is it Town of Weymouth or part of the Library?

Ms. Patt stated the sidewalks in the back belonged to the library.

Mr. Lang asked which renovations - handicap parking, fountains, or cane detectable barriers - are absolutely required and which ones can wait.

Mrs. Patt said that the suggested renovations to the library, proposed by the Carell Group (the architect hired to complete the survey of all municipal buildings and parking lots), had been reviewed and the new priority list was what the library had submitted for funding.

F. South Shore Association of Retarded Citizens:

Requested \$19,975.00 by A. Holten, Director of Employment Services. Gave brief description of day program for the clients.

Mrs. Abbott asked where other funds were obtained.

Ms. Holten said that donations came from private citizens and local organizations and were utilized to make up the difference in funding not requested through the CDBG program.

G. Department of Public Works:

Requested \$96,000.00 by A. Fontaine, Town Engineer. Project for drainage improvements in CDBG target areas (Lake / Prince Streets and Alpine / Westminster Roads). Project would include structural modifications and improve water quality to Whitman's Pond.

Mr. Lang asked what and how much had been allocated to the DPW last year for drainage improvements.

Mr. Fontaine stated that the DPW received \$26,000.00 in CDBG funds last year for the improvements to the Skelley Avenue area.

Mr. Cimmino said that is was about 16 to 18 years old.

Mrs. Ryan questioned if the money from the previous year had been spent and if not, why?

Mr. Cimmino said that the money had not been spent. The original estimate was too low and solicitation of bids are now in process. The Authority is looking into authorizing an additional amount of money to complete the signage project if bids come in over budget again.

J. Weymouth Park Department:

Requested \$65,890.00 by Aaron Stump, Director. Description of project to include ADA improvements to Great Hill and Lane Beach. Park Department working with the Eagles to make picnic benches for the areas.

Mrs. McElroy questioned if the Parks Department had utilized the previous Great Hill Study that had been completed several years ago.

Mr. Stump said that the Commission and staff reviewed the study and only requested funds for the minimum worked suggested by the architect.

Mr. Lang requested clarification of the Lane Beach ADA request.

Mr. Stump said that the money would be to purchase a moveable, floatable walkway (rubber mats in 3 ft. sections weighing 50 lbs. each) that would extend from the parking lot to waters edge and to bath house. Walkway could be used at other parks for programs that run when the beach is closed in the off season.

Mrs. Abbot questioned whether Conservation has been notified.

Mr. Stump said that there have been preliminary discussion but since the partitions are not permanent there would be no problems.

K. South Shore Day Care Services, Inc.:

Requested \$11,763 by Brad Merritt, Director of Administrative Services. Brief history of the South Shore Day Care and the services they provide to the residents of Weymouth. Project would rehab the 5 bathrooms at the old Jefferson School.

Mrs. Ryan questioned whether or not there were other funds they could access to do the improvements.

Mr. Merritt said that funds available through the state were not eligible for capital improvements.

Mr. Hurley questioned type of flooring.

Mr. Leonard said that the flooring was VCT flooring and recommended by the contractor.

Mrs. Ryan requested the number on the waiting list.

Mr. Merritt said that there were approximately 60-70 Weymouth children presently on the list.

L. Quincy Community Action Program:

Requested \$75,000.00 by Rosemary Wahlberg, Larry Chretien, Program Director. Brief description of request for energy and water conservation program administered through QCAP. Federal and State funds had been reduced and amount requested reflects the difference.

Mrs. Abbott requested the number of families served in Weymouth

Mr. Chretien said that there had been 100 for fuel assistance, 20 for weatherization, and 4 families utilized funds for minor repairs.

Mrs. McElroy asked how the funds were divided with reference to the administrative costs.

Mr. Chretien said that in the packet there was a breakdown of the expenses and administrative costs have been revised to reflect that 75% of the funds were going directly to consumer for the program fees.

Mrs. Ryan asked how outreach services were provided.

Ms. Wahlberg explained that outreach was through the Department of Elder Services, Department of Employment and Training, and other town and local agencies.

M. Administration and Planning Budget:

Requested \$166,600.00.

Mrs. McElroy asked what was covered in the \$152,733.00 figure.

Ms. Cinotti stated that all administrative fees were covered by this amount.

Mrs. Abbott requested clarification on the \$3,000.00 figure.

Ms. Cinotti said that amount covered all training needed and/or required for the Block Grant Administration

Mr. Dillon requested that Ms. Bethany Hyland, ADA/FH Coordinator, attend the workshop on March 12, 1997

Ms. Cinotti said that she would arrange it.

The meeting was adjourned at 10:15 p.m.

This is to certify that the foregoing is a true and complete statement of all actions and votes taken at this meeting on Wednesday, March 5, 1997.


Paul M. Dillon, Chairman

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