

**WEYMOUTH PLANNING BOARD
MARCH 26, 2001 MEETING**

PRESENT: Paul Dillon/Chairman, Jody Lehrer/Clerk, Scott Curry,
and Paul Hurley

ALSO PRESENT: Jim Clarke/Director of Planning and Community Development,
Rod Fuqua/Principal Planner and Paul Halkiotis/Economic
Development Planner

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

APPROVAL OF MINUTES

There were no minutes to approve this meeting.

7:45 PM - CONT'D PUBLIC HEARING

Petitioner: Gale Associates for Bristol Brothers Development
Locus: Alexan, Burkhall Street, South Weymouth
Sheets: 38 and 42; Block 467; Lots 2, 3
Block 469; Lots 2, 21, 22, 23
Zoning: R-2 and R-4

**Definitive subdivision plan for six (6) lot subdivision for a 275 unit
multi-family development**

Mr. Hurley moved to open the continued public hearing for the Alexan subdivision.
UNANIMOUSLY VOTED

At this point, Chairman Dillon addressed those present to announce that the petitioner requested a continuance of the public hearing until May 7th at 7:45 PM at Weymouth High School.

Mr. Fuqua then read the letter received from William J. Seymour of Gale Associates requesting the continuance. He announced that based on the new time schedule the Planning Board was expecting to make a final decision on the project by June 1st, 2001.

Mr. Hurley moved to continue the public hearing to May 7th - 7:45 PM at the request of Gale Engineering for the applicant, Bristol Brothers Development.

Atty. Dan Walsh, representing abutters to the site, asked the reason for the continuance and was told that the applicant needed additional time to prepare new plans which would reflect the difference between those plans presented to the Zoning Board of Appeals and those presented to the Planning Board at the last hearing. The new plans will correlate with those presented to the Zoning Board of Appeals.

Next speaker was Attorney Shawn Cotter, he said he was very upset with tonight's announcement and requested the applicant withdraw their proposal and come back at a

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future date with the new plan. If the applicant does not withdraw their plan, he suggested the Planning Board deny the project, adding the applicant had the opportunity to change their plans back in December.

Mr. Fuqua explained that their request for additional time to amend the plan was based on discussions at previous hearings.

Atty. Walsh agreed with the previous attorney's suggestion that the applicant be requested to withdraw their application, commenting that the continuance was not fair to those who came out to attend tonight's hearing.

Chairman Dillon told those present that the Board will honor the applicant's request for a continuance.

Atty. Cotter stated that the applicant was asked to revise their plans months ago and he felt by their request to continue the hearings it gave rise to fewer residents attending the public hearing.

Mr. Hurley moved to continue the public hearing for Alexan to May 7, 2001 to take place at Weymouth High School.

UNANIMOUSLY VOTED

Chairman Dillon reiterated that the Board now has a June 1st deadline to make their final decision on the project, adding this deadline is the Planning Board's decision.

PERFORMANCE BOND REDUCTION - BANTRY DR. & LIGHTWOOD WAY.

Mr. Fuqua informed the Board that the total bond for the project at Bantry & Lightwood Way was \$37,450 and he was now recommending a reduction to \$2,225, leaving the balance of the bond for the following work to be done:

- patching a portion of the road on Pleasant Street
- replacing the manhole cover
- cleaning out the catchbasin

Ms. Lehrer moved to reduce the bond from \$37,450 to \$2,225 as recommended by Mr. Fuqua.

UNANIMOUSLY VOTED

(Scott Curry and Mr. Clarke arrived)

PRESENTATION OF MASTER PLAN

Mr. Clarke told the members he wanted to address the future schedule regarding the town's Master Plan. At this point he said they were waiting for rewrites from the consultant, which is expected by the end of the month as well as the Executive Summary. Once he receives it he will get it out to all of the members.

Mr. Clarke then reported that the next step will be for the Planning Board to review the plan and if acceptable, vote to accept it. Once this is done, and he feels this could be by the end

of April, the Planning Board will send a transmittal to the Mayor and Town Council requesting their endorsement. An agenda date/time will then be scheduled for the official presentation.

Mr. Clarke went on to say that the next step will call for its implementation and this will be done by Paul Halkiotis of the Planning staff. The consultant will prepare the scope of service for the proposed rotary at Columbian Square in South Weymouth. They will be meeting with the DPW to see what work can be done in-house for a cost savings to the town, then revise the scope of work if appropriate and send it out. Plans also call for meeting with the South Weymouth Neighborhood Association. Mr. Clarke stated that the Rotarian's were very supportive at tonight's presentation. He said he realized there would be many questions like 'can it work' and 'would they be taking property'. He noted that the owner of the Shepard Funeral Home in Columbian Square asked this question and he told him 'no' they would not be taking any land to perform the work.

At this point Paul Halkiotis arrived. He told members that the Master Plan Steering Committee was concerned with the future of the plan. He said it has been explained to them that the authority is being transferred from the Planning Board to the Zoning Board. He also explained that Mr. Clarke wanted to put more time in the planning stage.

In an effort to make the Planning Board's time more structured, a formalized schedule was suggested such as meeting twice a month for this specific item on the agenda - and at one of the two meetings set aside one hour for work on the Master Plan. Mr. Halkiotis will also continue to work with the District Councilors, any neighborhood groups and the Businessmen's Association - keeping them all apprised of the Board's progress. He emphasized that it was very important to commit to this work.

Mr. Clarke informed members that Mr. Halkiotis will meet with the Planning Board periodically to keep abreast of their progress.

Chairman Dillon said that between now and June they should have time to work on the Master Plan.

Members discussed the Master Plan. The work was expected to take five years.

Mr. Clarke felt it important the Board realize they must produce and suggested that every six months they issue an update to the town on their progress, adding that he would like to see all members actively involved. He went on to say that some members may have special issues they may want to become more involved with and this can be arranged.

Chairman Dillon asked how they would prioritize and Mr. Clarke said they will look to the Mayor for his guidance. Mr. Dillon then asked if they should send the Mayor a message on the direction they are taking and Mr. Clarke responded that their number one priority will be Columbian Square followed by the Fire Station and the Youth Office as number two. He said they will be looking at accessing the money from Lowe's for work at Great Esker.

Mr. Halkiotis said he could prepare an annual timetable/matrix for them; i. e.,
Year 1 with a project schedule.
Year 2 with a project schedule.

Mr. Halkiotis stated that they first must finalize the plans, then obtain the funding, noting that a small project can take two to three years.

Ms. Lehrer asked about the funding and Mr. Halkiotis recommended the town hire a grant writer, with the Chairman in agreement.

Mr. Clarke referred to the Community Preservation Act that was recently passed and said they have asked to speak with the Mayor about it.

Mr. Halkiotis told members that another source of funding would be Executive Order 418 which provides up to \$30,000 in funding for planning - for such things as creating a Master Plan or for implementation of the Master Plan. He said over the next six months this can be worked out.

Mr. Halkiotis said that "T21" was discussed re. "Enhancement Funds".

Mr. Clarke said this is now done on a quarterly basis. He said they spent a lot of their Chapter 90 money last year. He told members he would like to start putting the Master Plan/Master Plan Orientation on the agenda for April.

Mr. Halkiotis said he would like to spend a lot of his time on it, adding - as it involves Economic Development too.

Mr. Clarke told members that the Council and Mayor do not have to endorse it, but they would like their support.

Chairman Dillon pointed out they mentioned the three town buildings that were on the priority list; i. e., the Fire Stations in Weymouth Landing and South Weymouth - and the old Youth Office in East Weymouth. He then referred to them knocking down the Youth Office building and creating a trail to Great Esker and all the way to Whitman's Pond.

Mr. Halkiotis addressed the fire stations - where it was noted there were parking issues for South Weymouth and Weymouth Landing.

Mr. Clarke said the town does not have adequate meeting space, but even if those locations were considered, parking would still be an issue as well as handicapped access/lavatories.

Mr. Halkiotis told members that he and Mr. Fuqua have received calls from those interested in buying these properties.

Mr. Fuqua referred to the fire station in the Landing where he received calls from those who were interested in it as a restaurant, offices and even a residence.

Mr. Clarke said they will compile information on the Community Preservation Act and other pertinent documents for the members to review. He stated that next year they will do it differently, like preparing a schedule well in advance. At this point he was proposing to send

out requests to town departments in July, including requests re. Capital Budget - and they will plan to review their progress quarterly or every six months.

Chairman Dillon asked Mr. Halkiotis about a Master Plan for the Base and he told him they did not get too involved with the Base.

Mr. Clarke suggested they speak with Ken Goth, the new Executive Director at the Base.

Mr. Halkiotis told members that the Steering Committee discussed the possibility of acquiring more park land as well as taking care of what's out there.

Chairman Dillon asked if they need to go in front of the ZBA on the Master Plan and Mr. Clarke told them they would be receiving some of the info.

Chairman Dillon said he felt it important the members of the ZBA understand the Planning Board's intent and they support it.

Mr. Halkiotis agreed, adding they will also need to keep them involved in any changes that are made. He pointed out that very few Planning Boards in the state have the time to do this type of planning for their community, with the Chairman responding he was looking forward to it.

Chairman Dillon told members Haviland Drive subdivision, by Electro Switch will be coming before them in late April, with Mr. Fuqua commenting that he felt they would like the changes that are proposed.

Chairman Dillon told the Board that it was important they are present at the May 7th meeting re. Alexan.

ADJOURNMENT

Ms. Lehrer moved to adjourn at 8:45 PM.

UNANIMOUSLY VOTED

Respectfully submitted,

Susan DeChristoforo
Recording Secretary

Approved: April 23, 2001

Signed: Paul M. Dillon
Paul M. Dillon, Chair