TOWN OF WEYMOUTH
PLANNING BOARD
MINUTES

RECEIVED
SEP 14 9 22 AM '99
OFFICE OF TOWN CLERK
WEYMOUTH, MASS.

There was a Planning Board meeting held on April 27, 1998 at 7:30 P.M. at the Town Hall.

Members present: Paul F. Lynch, Sr., Chairman
Paul Hurley, Vice-Chairman
Susan Abbott, Clerk
Paul M. Dillon
Patrick Leary
Mary S. McElroy
Mary Sue Ryan

Staff present: James Clarke, Director of Planning & Community Development
Roderick M. Fuqua, Principal Planner
Michael Milanoski, Economic Development Planner

The meeting was called to order at 7:30 P.M. by Chairman Lynch.

1. Minutes – 9/17/97 and 11/13/97

Upon motion made by Mr. Hurley and seconded by Mr. Leary, it was:

UNANIMOUSLY VOTED: to approve the Minutes of September 17, 1997 and November 13, 1997.

2. Form A Plan

a. Bantry Drive – Sheet 27, Block 308, Lots 45 and 46

Mr. Fuqua stated that this is a new subdivision under construction and the Form A Plan is an adjustment of lot lines. There is a slight alteration in lot lines that would allow the house on lot 7A to be situated a little closer to the street. The plan does not change the number of lots in the subdivision.

Upon motion made by Mr. Hurley and seconded by Mrs. Ryan, it was:

UNANIMOUSLY VOTED: to approve the Form A Plan for Bantry Drive – Sheet 27, Block 308, Lots 45 and 46.

b. 225 Thicket Street

Mr. Fuqua stated that this Form A Plan is subdividing one lot onto two lots and meets all requirements.

Upon motion made by Mr. Leary and seconded by Mr. Hurley, it was:

UNANIMOUSLY VOTED: to approve the Form A Plan for 225 Thicket Street.

3. Public Hearing - 7:45 P.M. (cont.)

Petr: Bristol Brothers Development, James Bristol III
Locus: north of Liberty Street & Union Street School,
west of Lintric Drive, Courier Street, Delia Walker Avenue,
Blackhawk Road, Bengal Road & Bonnie Road,
south of Ralph Talbot School and Old Swamp River
Sheet 51, Block 535, Lot 79
Sheet 51, Block 574, Lots 1, 2, 3, & 4
Sheet 51, Block 577, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & 14
Zoning: R-1, PIP, Watershed Protection District

Special permit and definitive subdivision plan for a Planned Unit Development, 126 housing units and 9 hole golf course

Mr. Clarke stated that before the Board opens the continued public hearing, he received a call from Mary McElroy. She is sick and will not be present at this meeting. Mr. Hurley is not eligible to vote because he is an abutter, so all five members eligible to vote would have to be in favor of the proposal. He notified the applicant of this fact, and believe that Mr. Bristol will be requesting a continuance of the public hearing.

Mr. David Bristol presented a letter to the Board requesting that the public hearing be continued.

Mr. Fuqua read the letter from Bristol Brothers Development requesting that the public hearing be continued to another date when the full Board could be present.

Mrs. Ryan stated that she requested that a meeting be set up for Board members to walk the property and she has not been notified that such a meeting has been arranged.

Mr. Lynch suggested either May 4th or 11th for a walk through of the property.

Upon motion made by Mr. Dillon and seconded by Mrs. Ryan, it was:

VOTED: 5-0-1 (Mr. Hurley abstained) to continue the public hearing to Tuesday, May 19, 1998 at 7:45 P.M.

4. Report by Planner's Collaborative on Business Survey Results

Brian Barber and Frank Mahady from Planner's Collaborative were present.

Mr. Clarke introduced Brian Barber from Planner's Collaborative. Michael Milanoski, Economic Development Planner, has been the staff person for this project and he is also present. In the fall the Board funded a study of businesses in town. There has been a survey done, and a lot of information has been gathered. The Board received a copy of the draft

report over the weekend.

Mr. Brian Barber explained how they compiled their list of businesses in town and that they prepared a questionnaire that was sent out three times to the businesses in order to get as many returns as possible, and there was one follow-up to that which was an identification of 200 businesses that had not yet responded after three tries. As a result of all of this, they ended up with a record of 3,178 businesses, and almost 400 returns from businesses. This represents about a 12% return. Twelve percent is respectable in terms of surveys of this type. You can draw statistical conclusions from a 12% sample.

Mr. Barber stated that the last major part of this involved taking a picture of each of the businesses to include in the data base, at least all of the businesses with store fronts in the business zone. There is a sample of the data base format included in the report. There are two ways in which the data is formatted. One is called the form and the other is the table.

Mr. Barber passed around a copy of the business survey.

Mr. Barber stated that in their contract they were asked not only to create the data base and to conduct the survey and take the pictures, but also to give some recommendations on how the data base might be used. They were also asked to give some recommendations for updating and expanding the data base from time to time. Finally they were asked to comment on some recommended strategies for utilizing some of the vacant and underutilized business property in town.

Mr. Barber reviewed items included in the survey and the results of the survey.

Mr. Frank Mahady stated that their charge was to develop a data base and not to do a detailed analysis. He stated that there are a lot of eating/drinking establishments as compared to 35 years ago. There is no tourism in town. There is a lot of commercial printing in town. Commercial art and graphic design is very large. In terms of employment, there is almost ten times the amount of employment in that sector as you would expect in the town. Obviously there is a large representation of health care with the South Shore Hospital

Mrs. Abbott stated that the best use would be to develop a master plan especially with what's happening with the base. She asked if there was any software available.

Mr. Mahady stated that they do a fair amount of master planning, and there are not a lot of communities that have this type of data base. The town could use this to look at what affect the Mills Corp. would have on the community. He stated that one of the limitations is maintenance. Someone must be committed to updating the data base.

Mr. Barber stated that with regards to long range planning, they were asked to come up with a recommended strategy for vacant and underutilized properties. They identified three different types of vacant and underutilized properties. One occurs in industrial and office parks. There are sites that are dedicated to those kinds of uses and as business conditions improve, they will eventually find uses for the property. The second are existing buildings in

older commercial centers. The third includes businesses along the arterials which is where most of the businesses are. Mr. Barber stated that the best practice now is to attempt to build clusters along the highways.

Mr. Dillon stated that it was mentioned in the survey results that the road structure around town is good. He asked if there were any comments that the main problem in the town is that we still don't have an exit ramp from Route 3 to Libbey. Mr. Mahady replied that he can search the data base to see if that was a comment. Mr. Dillon stated that he feels that if we had an off ramp to Libbey, we would have hotels.

Mr. Dillon asked what was the most positive comment from the survey. Mr. Mahady replied that 77% said their overall rating of Weymouth was as a place to do business was good. Businesses that are here like Weymouth.

Mr. Dillon asked besides off street parking, what was the most negative comment. Mr. Mahady replied that a lot were not happy with local taxes. Energy costs were a big negative.

Mrs. Ryan stated that the survey is wonderful and she is glad that it was done, but it will only be as good as we maintain it.

5. Petr: Lamont Healy/Nelson Homes, Inc.
Locus: 231 Randolph Street
Sheet 48, Block 546, Lots 12, 13, and 14
Zoning: R-1 and WPD

Seven (7) lot single family preliminary subdivision plan

Present was Brian Nelson from Nelson Homes, and Lamont Healy.

Mr. Healy stated that the proposal is for a less than five hundred foot dead end street with seven lots. There will be six new homes because one house is existing on Randolph Street. They are proposing to construct a standard pavement width with Cape Cod berm and a sidewalk on one side. He explained the drainage plans. The lots will be hooked up to town sewer and all lots will be 25,000 square feet.

Mr. Lynch asked about ledge. Mr. Healy pointed out a large area where there might be ledge, but stated that they don't really know how much ledge there is at this time.

Mr. Dillon asked about the radius of the cul-de-sac. Mr. Healy replied that proposed is a 100' radius for the cul-de-sac.

Mr. Dillon asked Mr. Healy to mark where the houses would be located when the definitive plan is submitted.

Mrs. Abbott asked how many lots will have to go to the Conservation Commission. Mr. Healy replied that 3 lots will have to file with Conservation.

Mrs. Ryan stated that she would like to see where the houses will be located on the lots.

Mrs. Ryan asked about blasting – how much would be required and what the timeframe was.

Discussion ensued regarding water issues and the Consent Order that the town is under.

Mr. Lynch asked for comments from the staff.

Mr. Fuqua stated that referrals were sent out to departments and there have been no comments submitted at this time. The deadline for comments is May 11th.

Upon motion made by Mr. Dillon and seconded by Mr. Lynch, it was:

VOTED: 6-1 (Mrs. Abbott opposed) to take the preliminary plan under advisement.

6. Executive Session – Pending Litigation

A motion was made by Mr. Dillon and seconded by Mrs. McElroy to go into executive session for the purpose of discussing pending litigation for Sherrick Farm, and to come out of executive session for the purpose of continuing the meeting in regular session.

The Chairman called for a roll call vote.

Paul F. Lynch, Sr., Chairman - aye
Paul Hurley, Vice-Chairman - aye
Susan Abbott, Clerk - aye
Paul M. Dillon - aye
Patrick Leary - aye
Mary S. McElroy - aye
Mary Sue Ryan - aye

A motion was made by Mr. Dillon and seconded by Mr. Leary to come out of Executive Session and return to regular session.

Paul F. Lynch, Sr., Chairman – aye
Paul Hurley, Vice-Chairman – aye
Susan Abbott, Clerk – aye
Paul M. Dillon – aye
Patrick Leary – aye
Mary S. McElroy – aye
Mary Sue Ryan – aye

(Mr. Dillon left the meeting at 10:20 P.M.)

7. Other Business

a. Zoning Articles for ATM

Mr. Fuqua stated that the zoning articles are now in finalized form. He reviewed the changes made to the articles as requested by the Board.

Upon motion made by Mrs. Ryan and seconded by Mr. Hurley, it was:

UNANIMOUSLY VOTED: to recommend favorable action on Articles 42 and 43 as amended.

b. Heather Estates

Mr. Fuqua stated that he received a price quote of $1,450 from Invernizzi for work at Heather Estates, and he would like a vote from the Board authorizing the Chairman to sign the contract.

Upon motion made by Mr. Hurley and seconded by Mrs. Ryan, it was:

UNANIMOUSLY VOTED: to authorize the Chairman to sign the contract with Invernizzi for $1,450 for work at Heather Estates.

Upon motion made by Mr. Hurley and seconded by Mr. Leary, it was:

UNANIMOUSLY VOTED: to adjourn the meeting at 10:45 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 April 27, 1998.

Paul F. Lynch Sr

Paul F. Lynch, Sr., Chairman