

**TOWN OF WEYMOUTH
PLANNING BOARD
MINUTES**

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WEYMOUTH, MASS.

There was a Planning Board meeting held on Monday, June 9, 1997 at 7:30 P.M. at the Town Hall.

Members present: Paul F. Lynch, Sr., Chairman
Paul Hurley, Sr, 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

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

1. Form A Plans

a. Joyce Street -Sheet 28, Block 373, Lot 6

Mr. Fuqua stated that the Form A Plan is to subdivide one lot into two lots, both with proper frontage.

Mrs. Abbott asked if Joyce Street is a paved road. Mr. Fuqua replied in the affirmative. He stated that Joyce Street is a public way.

Mrs. Ryan stated that it is a very narrow street. She asked where the house would be located. Mr. Fuqua replied that the right of way for Joyce Street is 23'. He pointed out where the house could be located.

Mrs. Ryan stated that residents have complained about water pressure being poor.

Mr. Dillon stated that if the street is narrow and there are problems such as poor water pressure, those are issues that are out of our jurisdiction.

Mrs. Ryan stated that there are certainly a lot of problems that DPW should look at such as water pressure, and snow plowing.

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

UNANIMOUSLY VOTED: to approve the Form A Plan for Joyce Street - Sheet 28, Block 373, Lot 6.

b. 403 North Street - Sheet 10, Block 124, Lot 9

Mr. Fuqua stated that the Form A Plan for 403 North Street is a BZA case and is to subdivide one lot into two.

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

UNANIMOUSLY VOTED: to approve the Form A Plan for 403 North Street - Sheet 10, Block 124, Lot 9.

2. Public Hearing - 7:35 P.M.

Request to rename Mansfield Street to Blazo Avenue

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

UNANIMOUSLY VOTED: to open the public hearing at 7:35 P.M.

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

UNANIMOUSLY VOTED: to waive the reading of the public hearing notice.

Mr. Clarke stated that this is a request from the Redevelopment Authority who are wrapping up the Pine Grove project. There are two new streets in Pine Grove - Groveland Street and Mansfield Street, and the Authority would like to have Mansfield Street renamed for Richard Blazo who was Chairman of the Authority for many years when he passed away last September. Mr. Clarke stated that Martin Joyce is a member of the Redevelopment Authority and he is present and would like to say a few words. Mr. Clarke stated that this is a process that is under the purview of the Planning Board for private ways. It requires a public hearing, and we have notified the abutters to the street. We received the current/prospective owners from the two builders who are building there.

Mr. Fuqua stated that for a name change a referral was sent to DPW, Police and Fire. The Police Department has no objection to this name change. He spoke to the Town Engineer and he has no objection to the name of the street..

Mr. Martin Joyce stated that he is a member of the Redevelopment Authority. Thirty-one years ago Dick Blazo was elected to the Redevelopment Authority During his first term he was made Treasurer. Sixteen or seventeen years ago Mr. Blazo became Chairman. All this while the Redevelopment Authority dealt

with Libbey Industrial Park. Once Pine Grove began the Redevelopment Authority devoted themselves to the Pine Grove project. Mr. Blazo was a very dedicated member of the Redevelopment Authority. He was also a member of the Waterfront Committee and Town Meeting member. The Redevelopment Authority thought it would be a fitting tribute to Dick and his family if this street could be named after Dick.

Mr. Lynch asked if there were any questions or comments from the Board.

Mrs. Ryan stated that she would like to hear from the residents.

Mrs. Abbott stated that she feels naming a street for Mr. Blazo is appropriate but the development process for Mansfield Street is so complete, she asked if there is another street that is not so well developed. She also would like to hear from the residents.

Mr. Lynch asked for comments/questions from the public.

Ms. Barbara Morton stated that she thinks it's a lovely gesture, however, she has been there since September, and she has done all her utilities, mortgage, checks and wedding invitations. Ms. Morton stated that the residents are planning to maintain the cul-de-sac with landscaping. She suggested, as a compromise, put in a plaque with Mr. Blazo's name on the cul-de-sac. She is not unhappy with renaming of the street, she just feels it could have been done a lot sooner when four months ago, it might not have had such an impact.

A resident of the street stated that is pretty much how all of the residents feel. He suggested that a street that is not so well developed be named for Mr. Blazo.

Ms. Morton stated that they feel a compromise would be a plaque on the circle.

Mrs. McElroy stated that she has heard residents say they will maintain the circle, but then it never happens. Mr. Blazo devoted thirty years to the town with no pay, and she feels we should honor him with a street named for him.

A resident suggested that a street not so well developed be named for Mr. Blazo.

Mrs. McElroy asked if there are any streets in Pine Grove without a name. Mr. Clarke replied that all of the streets have names.

Mrs. Abbott asked if there are any streets without houses. Mr. Clarke replied that Mansfield and Groveland are the new streets.

Mrs. Ryan asked if it was correct that there are other streets planned. Mr.

Clarke replied that there are no other streets planned in Pine Grove.

Mrs. Ryan stated that the residents have suggested a plaque. If that isn't acceptable to the Redevelopment Authority, perhaps we should go with another street. These people have already gone through a lot. They weren't notified in a timely fashion of the sidewalks. She agrees Mr. Blazo should be honored.

Mr. Joyce stated that he can sympathize with the residents, but this was brought up pre-lottery. He can appreciate what the residents are saying. The Redevelopment Authority is meeting this Wednesday evening. Perhaps the staff can bring up what other streets are available, and also the suggestion of a plaque.

Mr. Dillon asked Mr. Clarke if we could change the name from Pine Grove to Blazo Estates. Mr. Clarke replied that he would like to continue the hearing so that he can speak with the family and the Redevelopment Authority.

Mrs. McElroy stated that she would rather see a street named for Mr. Blazo or Blazo Estates.

Upon motion made by Mrs. Abbott and seconded by Mrs. McElroy, it was:

UNANIMOUSLY VOTED: to continue the public hearing to June 23, 1997 at 7:45 P.M.

3. Other Business

a. Pine Grove Sidewalks

Discussion ensued regarding the sidewalks and the residents will be getting something in writing from the residents on the left side of Mansfield Street stating their agreement to move the sidewalk to the left side of the street.

4. Public Hearing - 7:45 P.M.

Petr: REB Realty Trust

Locus: 1121 Main Street

Sheet 53, Block 554, Lot 10

Zoning: Highway Transitional (HT)

Request for special permit for 5,000 square foot medical office building

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

UNANIMOUSLY VOTED: to open the public hearing at 8:00 P.M.

Mr. John Barry from the John S. Barry Company stated that he is representing the applicant, REB Realty Trust. Mr. Barry stated that the site is relatively flat topography. The water from the site drains towards the back to the Mill River.

Mr. Barry stated that the existing site in 1989 was approved for a retail plaza along with the adjacent property. About the same time the town adopted a bylaw change and the district went from B-1 to Highway Transitional. His understanding of the bylaw was to reduce intensive uses such as retail plaza and national franchise organizations from developing the remaining land. They have proposed a 5,000 square foot single story frame type building. He apologized for not having an elevation plan to show the Board. Mr. Barry stated that the building would be a traditional colonial style building. They are proposing a nice landscaping treatment for the outside of the building and along the frontage.

Mr. Barry stated that they feel confident they are proposing a use that is in keeping with the bylaw change. He stated that Tom French who is an engineer will present the site and drainage plans.

Mr. Tom French stated that he is an engineer from Daylor Consulting Group. He presented plans for the 5,000 square foot one story building. It is an allowed use by special permit. Proposed are 54 parking spaces based on the initial wording of the bylaw which was one space for every 100 square feet and two spaces for every tenant. His understanding now is the way the bylaw was enacted, required is one space for every 100 square feet. They have 54 spaces and are required by zoning to have 50 parking spaces, so they are looking to delete some spaces. He pointed out areas on the plan where they could eliminate spaces. There are three handicapped spaces proposed as required by code. There was a comment made that they should provide a sign for the handicapped spaces and they would be happy to do so.

Mr. French explained the drainage plans, and stated that the drainage goes to the back of the site. The detention basin proposed for the site conforms to the guidelines of the Rivers Act and that requires that no work be within 100' of the river. The parking area covers approximately 10,400 square feet and is drained by two proposed catch basins. The proposed catch basins flow to a stormwater detention facility which covers approximately 6,000 square feet. The remaining one-third of the site will remain undisturbed. Mr. French stated that there will be no increase in runoff from a ten or twenty year storm.

Mr. French explained the proposed landscape plan. Their approach is to use ornamental flowering trees on site, primarily white and red.

Mr. French stated that with regards to traffic, the site is located on a very straight section of Main Street. They have substantially more than 600 feet of sight distance. To the north it is straight and it is approximately 425 feet from the high point of the road to the site. They have a minimum sight distance of 425 and the Mass. Highway standard is 275 so they have more than what Mass. Highway deems necessary. Mr. French stated that they took a look at the traffic study that was done for the 99 restaurant. Based on their study, what they did was to re-time the light at Pond/Pleasant Street. With the re-timing of the light at Pond/Pleasant Street and with the signal installed by the MBTA, there will be gaps in the traffic. They estimate that there will be approximately 100 vehicle trips per day to the site with 50 vehicles in and 50 vehicles out. During the P.M. peak hour they estimate there will be 6 vehicles per hour in and 12 vehicles out which would be about one car every five minutes. Mr. French stated that in summary they think this is a nice proposal. It will provide a service to the community. It is an appropriate use for the site and there will be no impact on the school system.

Mr. Lynch asked if it was correct that there will be an entrance/exit for the site. Mr. French replied in the affirmative.

Mrs. Abbott stated that with regards to the re-timing of the light by the 99 restaurant, she was not aware that work had been done to the signal at Pond/Pleasant Street. Mr. Clarke stated that, to his knowledge, the work has not been done.

Mrs. Abbott asked how many tenants there will be. Mr. Barry replied that there will be either two or three tenants.

Discussion ensued regarding the parking that was required, the new parking bylaw requirements, and the reason why the applicant wanted to delete some parking spaces from the proposal.

Mr. Hurley asked about the recharge system for the roof drains - is it underground structures or a French drain system. Mr. French replied that what they are proposing is a 12" perforated, corrugated metal pipe to take the roof drain. He explained how the system would work.

Mr. Hurley asked if the building would be on slab on grade. Mr. Barry replied in the affirmative.

Mr. Hurley asked if concrete curbing was proposed. Mr. French replied that bituminous, concrete berm is proposed.

Mr. Hurley asked about the detention basin, and how deep it was, and also to explain about the filter system. Mr. French replied that the top of the detention

basin is approximately 160.5 and the bottom is approximately 158 so it is approximately 1½ feet deep. Mr. French explained how the detention basin works.

Mr. Hurley stated that this is the first time he has seen this type of detention basin. He questioned why more people don't use a manmade detention basin. He stated that they are much easier to maintain.

Mr. Barry stated that he would look into a system mentioned by Mr. Hurley.

Mrs. McElroy asked about the color of the building. Mr. Barry replied that his architect is still working on that, and he is open to suggestions - maybe dark oak or white.

Mrs. Ryan stated that if the re-timing of the lights at Pond/Pleasant and Main Street was used for their traffic calculations, and the work has not been done, she would want that work to be completed.

Mrs. Ryan asked about the two to three tenants and if they were medical suites with group practices. Mr. Barry replied that he does not have the unit sold yet, because he has not received his approvals, but he has two dentists interested.

Mrs. Ryan stated that if this application is approved, the approval is for a medical related use.

Mr. Barry stated that his intent is to construct a medical use building, but regarding the sale or re-sale, he would think this is considered a professional use.

Mrs. Ryan asked for clarification on the use.

Mr. Clarke stated that approval of the special permit would not be specific to a medical use. He stated that it comes under Section 120-22.8.C. which he read.

Mrs. Ryan stated that allowed uses are really pretty broad. She would like to see it more narrowed. This could possibly be a hair dressing salon.

Mr. Barry stated that his intention is for the building to be for a medical use. He is marketing the building as a medical building.

Mrs. Ryan asked Mr. Clarke to look into this matter.

Mrs. Ryan asked if the swale is comparable to what is at South Weymouth Savings Bank. Mr. Fuqua replied in the affirmative. Mr. Fuqua stated that the property next to this site has a similar swale.

Mr. Dillon stated that he has a problem with this because he does not know what the building will look like. Also he does not see a lighting plan. He asked about signage. If this is used as a medical building, he would be interested to know if they need any permits for hazardous materials on site. Mr. Barry replied that a Mass. I.D # would be required and it would be under MGL which dictates where waste could go.

Mr. Dillon asked about a curb cut permit. Mr. Barry replied that his understanding is that a curb cut permit has been applied for, but has not been approved.

Mr. Dillon stated that he would like to see the building and lighting plan.

Mr. Leary stated that he would like a copy of the traffic study done for the 99 restaurant. He asked if the traffic study for the 99 took into consideration the signalization at the of Main/Pond Streets. Mr. Clarke replied that he is not sure whether the traffic study included that intersection; it may have been far enough from the site that it was not required.

Mr. Leary asked about the lights proposed by the MBTA and its impact on this location with regards to gaps in traffic. Mr. Clarke replied that the lights should improve traffic. Mr. Clarke stated that the two lights the Board should look at for gaps are the lights at the Naval Air Station and at Independence Square.

Mrs. Ryan stated that she also would like a copy of the traffic study for the 99 restaurant.

Mrs. Abbott stated that the Board needs to re-look at the traffic study because improvements proposed by the 99 have not been done. She also would like to see an elevation plan.

Mrs. Abbott stated that businesses around town have installed awnings. She asked the applicant if he had any intention of having an awning. Mr. Barry replied that he does not. He will have a sign only.

Mrs. Abbott stated that the landscaping for the Chiropractic building did not end up being as described. She would hope the landscaping for this building would not be as skimpy as the Chiropractic building.

Mr. Lynch asked for comments from the staff.

Mr. Fuqua read the comments received from the Board of Health, DPW, Conservation Commission, Police Department and Tax Office.

Mr. Lynch opened the floor for questions/comments from the public. There was no one who wished to speak on the special permit application.

Mr. Clarke suggested that the public hearing be continued to June 23rd at 8:30 P.M.

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

UNANIMOUSLY VOTED: to continue the public hearing to June 23, 1997 at 8:30 P.M.

5. Public Hearing - 8:30 P.M.

Petr: Marylou's News

Locus: 768 Main Street

Sheet 45, Block 521, Lot 3

Zoning: B-1

Request for special permit for a drive through service

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

UNANIMOUSLY VOTED: to open the public hearing at 8:40 P.M.

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

UNANIMOUSLY VOTED: to have the Clerk read the public hearing notice.

The Clerk read the public hearing notice.

Attorney Carl Johnson stated that he is representing Marylou's News for the special permit application for a drive through service at 768 Main Street which is the corner of Main Street and Park Avenue. With him this evening are Scott Arnold, engineer, from C.F. Arnold Associates; Ken Caputo, Transportation Manager and Michael Reagan, Jr., Project Manager, from Coler & Colantonio.

Mr. Johnson stated that the site is a former gas station. He explained the history of the site. He stated that the site of the gas station and adjacent lot which was a full service restaurant was combined in 1996 for a 12,705 square foot lot. On August 28, 1996, the Board of Selectmen approved a common victualer's license for Marylou's News. Marylou and Ron Sandry who are the applicants are present this evening. They have other sites along the Route 18 highway. There have not been any changes to the outside of the building. It is a small site, under 13,000 square feet, and what is proposed is to create a drive through window service. One of the largest and busiest Donkin Donuts is located across the street. Mr. Johnson stated that they believe this use is very

compatible with the surrounding commercial area.

Mr. Scott Arnold with Arnold Associates, stated that they prepared the site plan which is before the Board tonight. The site is 768 Main Street and is located at the intersection of Park Avenue and Main Street. Also located on the other three corners of the intersection are Blockbuster Video, Dunkin Donuts and Gulf Gas Station. There is a medical building that abuts Marylou's News. They are proposing a drive up window service on the easterly side of the building. Cars would enter from Main Street and come around to the window. They have provided an escape lane should cars back up at the window. Each of those lanes are 12' wide per the code. They are proposing to delineate the site with pavement markings. The egress on the site would be onto Park Avenue only. Mr. Arnold pointed out the parking spaces. Eleven spaces are shown - two spaces for employee parking and nine spaces for customers. Access to the two spaces at the front would be off Park Avenue. They are proposing a one way circulation around the side of the building where the proposed drive through is located. The site has been approved with landscaping. With this proposal there would be some changes. They will meet the zoning bylaw with regards to minimum landscaped area. He pointed out where they are proposing to remove a portion of an island and create an open space area. He pointed out the proposed location of the enclosed dumpster and the proposing loading area. Generally the loading is done with a van type vehicle. Additional signage will be provided for the drive through as well as painted arrows to direct traffic around the building. There will be no egress from the site onto Main Street.

Mr. Lynch asked about outside speakers. Mr. Arnold replied that there are no plans for outside speakers at this time.

Mr. Johnson stated that the traffic engineer looked at the site with regards to outside speakers. If the Board wishes to have speakers, they will provide them. The average length of time at the drive through will be 60 to 70 seconds and they don't want people to stop, order and then drive around so there is no speaker system planned. Mr. Johnson stated that this was passed by the Selectmen the end of August last year. The work was done and Marylou's has not been in operation a full year. Mr. Johnson stated that they were asked to limit the curb cut on Park Avenue. That has been laid out. At one time the curb cut went almost to the intersection of Main Street and that has been closed up.

Mr. Caputo, from Coler & Colantonio, stated that they did the traffic study in 1996 for the Board of Selectmen, and have updated it for the special permit. He explained that they looked at for this study versus the 1996 study. In 1996 there was nothing to measure by. They looked at Marylou's in Scituate and Abington. There is no specific code for a coffee shop like Marylou's in the ITE

for trip generation. They did a count at two Marylou's locations. The counts were varying slightly, and they chose to use the higher count. For the updated study for the special permit, they based their study on actual traffic flow. There will only be an exit onto Park Avenue. They showed in the 1996 study that the traffic generated by the site was estimated that approximately 88 vehicles would come in during the peak hour and 88 vehicles would go out. That was a conservative number in terms of traffic flow. Since that estimate they have counted the site as part of this application process, and they found approximately in the A.M. peak hour there was approximately 50 vehicles in to the site and 50 vehicles exiting the site. They have found that the overall LOS at the intersection as not affected. The intersection operates at a LOS of C/D, and at each approach the LOS did not change.

Mr. Caputo stated that they view this proposed use as a soft use with new counts being 50 vehicles. They have observed vehicles leaving at Park Avenue and there are gaps in the Park Avenue flow. With regards to the effect of a drive through at a site such as this, they tend to get the same customers over and over at all their facilities. Using 30% as an increase number for the drive through, the drive through will actually be more of a convenience factor for the customers they have today. Applying 30% to the current use of the site is still below the 88 vehicles during peak hour estimated for the 1996 study so they don't feel that the added use of the drive through has changed anything that they presented to the Selectmen as far as impact to the surrounding neighborhood. Queuing is the big question with regards to a drive through. For this study, when they counted traffic at other Marylou's, they looked at ones with a drive through, and noted the average queue as well as the peak queue. They measured service time at those windows to see what kind of time it took for people to come in to the drive through and exit out. What they found at the other facilities is that the maximum queue they got at the other facilities was three vehicles. They have designed the proposed drive through that is before the Board this evening - back from the window point to the sidewalk line for six to seven vehicles. Based on the evidence at the other stores, they feel that the queue distance along the drive through lane is more than sufficient to handle any kind of peak demand. Mr. Caputo stated that in the event they do get beyond the capacity of the drive through lane, there is proposed on site access to a by-pass lane. They have provided a safe way for vehicles to get into the queue for the drive through and to get out of the drive through lane into the by-pass lane.

Mr. Caputo stated that they don't see any negative impact from traffic in any means from this proposal. He noted that parking is in excess of what the regulations require. They feel this site fits very well in the existing land use and neighborhood.

Mrs. McElroy raised concerns over service time for the drive through window,

location of menu signs, curb cuts at the front of the property allowing vehicles to enter with no direction, loading area, and increase in traffic from the drive through service.

Mrs. McElroy stated that the large curb cut is her biggest problem.

Mr. Johnson stated that they were told by the State that they could not just close up the curb cut. It is approximately a 55' curb cut. At the time the State had just made changes to the intersection and was unwilling to make any more changes to the curbing. They are willing to pursue reducing the curb cut.

Mr. Dillon stated that he has a serious problem with queuing at the side of the building where the drive through is proposed. He asked about parking in front of the building and how those cars would exit. Mr. Caputo replied that people parking in the front would back out of their space and go around to exit at Park Avenue.

Mr. Dillon asked how many vehicles would be in the queue. Mr. Caputo replied that based on counts at other locations, they have found the maximum queue is three, and they have provided storage, depending on the type of vehicle, for six or seven vehicles.

Mr. Dillon asked how a person would know if they were in the drive through lane or the bypass lane. Mr. Caputo replied that the drive through lane will be marked.

Mr. Dillon expressed concern over the length of time a person could be at the drive through window. He stated that people will be at the window more than 90 seconds. Mr. Caputo replied that the average time at the drive through window is 70 seconds.

Mr. Dillon asked if vehicles exiting at Park Avenue will be able to take a left. Mr. Caputo replied in the affirmative. Mr. Dillon stated that he sees the potential for a nightmare at the site on a Sunday morning when church is getting out at St. Francis and traffic is on Park Avenue, someone is trying to exit the site and make a left onto Park Avenue, and someone else is on Park Avenue trying to make a left into the site. Mr. Caputo replied that the occurrence of all those vehicles coming together can happen, but the numbers are so small, you won't have more than a couple of vehicles exiting.

Mr. Dillon stated that he sees real hazardous problems on the site itself with traffic moving around that small site. He is really concerned with vehicles exiting the site and taking a right or left onto Park Avenue. There is too much volume being dropped onto Park Avenue. He is concerned about traffic impacting in that one cluster area.

Mr. Caputo responded to issues raised by Mr. Dillon. He stated that 70 seconds for the drive through is a real measured time. The numbers from the other stores show about a 30% use for the drive through.

Mr. Dillon expressed concern with regards to safety with vehicles parking at the back and pedestrians crossing traffic going to the drive through. He stated that the site is really too small of a clustered area.

Mrs. McElroy stated that she has never seen an accident in thirty years with regards to pedestrians crossing drive through traffic to get into the store.

Mrs. Ryan stated that she shares other Board members concerns. She sat at Blockbuster last Thursday from 7:30 to 9. She would say the situation is much more extreme. Park Avenue can be backed up all the way to the intersection of Pleasant Street. Cars are exiting in both directions. She has a real problem with the traffic analysis. She questions the queue time, with regards to the wide variety of items sold through the drive through. She had asked for a copy of the minutes from the Board of Selectmen's meeting where Marylou's was discussed. On page 6 of those minutes, Attorney Johnson said there is no drive through. That was the intent that was given to the Board of Selectmen - no drive through.

Mrs. Ryan stated that the Marylou's on Route 18 in Abington is set back much further than the Marylou's at Main Street/Park Avenue which is a much smaller area.

Mrs. Ryan asked about the handicapped space and if all that is required is one space. Mr. Clarke replied that he did not know. Mrs. Ryan asked Mr. Clarke to check this out. Mr. Clarke stated that Marylou's has a permit so he would assume that one handicapped space is required.

Mrs. Ryan asked about the two employee parking spaces and if it was correct that they will only have two employees. Ms. Sandry replied that in the morning there are three or four employees. They have an agreement with Blockbuster to use parking for two employees in the morning.

Mr. Leary asked about the 30% increase for the drive through and where they got that number. Mr. Caputo replied that when they looked at the ITE manual for trip generation for a fast food restaurant, the difference in trip generation was a 30% increase.

Mr. Leary asked about the Marylou's in Abington and the percent increase which the drive through does. Mr. Caputo replied that 30% of Marylou's customers in Abington use the drive through. Mr. Caputo stated that a 30%

increase with the proposed drive through represents about 20 vehicles. The drive through is really a convenience factor for the existing customers.

Discussion ensued regarding the drive through and expected traffic to the drive through.

Mr. Clarke stated that you have to look at the raw numbers as opposed to assuming that they are the exact customers. The drive through addition to this location changes the number of people that come here and the way that they utilize the site.

Mr. Hurley asked if it was correct that there is no change to the footprint of the building. Mr. Johnson replied in the affirmative.

Mr. Hurley stated that he shares Mr. Dillon's concerns with regards to traffic exiting the drive through and traffic coming in from Park Avenue - vehicles will be crossing. Also with the two parking spaces in the front, they will be blocking the front door. Mr. Johnson replied that with the extension of the curb cut closing in the front, they could relocate some of the parking to the other side so that it is not directly in front. With regards to traffic, Mr. Johnson stated that this site may be more effective with a one way traffic configuration in and out. Mr. Johnson stated that he would like to point out that when they first opened Marylou's, only 8 parking spaces were required. This exceeds the requirement, and it meets code.

Mrs. Abbott stated that with regards to the Board of Selectmen minutes and Marylou's representation of what would be sold, she finds those kind of products far exceed what she considers that a fast food establishment would be selling at a drive through window.

Mrs. Abbott stated that she is concerned with the shared parking with Blockbuster.

Mr. Johnson stated that he would like to clarify one item with regards to the Board of Selectmen minutes. He was asked a question by Mr. Chandler that he does not see included in the minutes and that was if the proposal included a drive through and his answer was that it did not. He also had said, which he does not see reported, is that if a drive through were proposed, it is not the Board of Selectmen's jurisdiction. The Board of Selectmen are not the permit granting authority for a drive through under the bylaw. Secondly, there was no proposal for a drive through at that time, and the landlord had a lease they wanted to get in operation and to see how it went with the facility before they gave approval for a drive through.

Mrs. Abbott stated that she does not think it is appropriate to use shared

parking.

Mrs. Abbott why they need a drive through. Mr. Caputo replied that a drive through provides a convenience and it adds 30% more business.

Mrs. Abbott stated that she has a huge problem with the drive through because of safety issues. She has not see any drive throughs that have safe access in and out of the building.

Mrs. McElroy stated that people going through a drive through go at the slowest speed they possibly can. In 30 years she has never seen an accident at a drive through.

Mr. Lynch stated that this is probably the second worse intersection in the town.

Mr. Caputo stated that with the State improvement, there has been a dramatic improvement to the intersection. The State did a good job at this location. At all four corners the driveways are operating better than they did two years ago.

Mr. Dillon asked if the applicant would check out whether there was a 21E done when the tanks were removed. Mr. Johnson replied that there was a 21E done. He explained the results.

Mr. Johnson stated that one way to see whether this site works, is if the Board sees fit to approve this, they could condition the approval for a period of time. The Board is concerned about Route 18. This drive through provides a convenience not only for existing customers, but also for new customers. Marylou's does sell different products and the Board made a good point, they can look at what is sold at the window. They will look again at Park Avenue and the circulation of the traffic flow within the site.

Mr. Fuqua read comments received from town departments. Comments were received from DPW, the Board of Health and the Tax Office.

Mr. Johnson stated that the taxes have now been paid.

Mr. Lynch opened the floor for comments/questions from the public. There was no one who wished to speak.

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

UNANIMOUSLY VOTED: to continue the public hearing to July 14, 1997 at 7:45 P.M.

6. Petr: Brady Enterprises Limited
Locus: 45 Finnell Drive
Sheet 36, Block 452, Lots 10, 14
Zoning: I-1

Site plan review for addition to existing industrial building

Mr. Paul Donahue stated that he is representing Brady Enterprises for their site plan review. With him is Richard Lenihan from Brady Enterprises and David Donahue.

Mr. Donahue stated that Brady Enterprises has been in Weymouth since 1963 and has been a good neighbor to the surrounding tenants. The property is the former Sahara Bakery which was Thomas Bakery. Brady's is proposing to expand by 29,000 square feet. The building use will be basically packaging and warehousing. Regarding parking, presently on the site there are 49 spaces. There are 28 employees anticipated when they are in full operation. They will meet handicapped access requirements. There will be no exterior lighting other than small lights over the emergency doors. On the residential side of the property there is an existing 8' high wood fence that will be extended the entire length of the site. The grade of the residential property is about 8' lower than this site. In the front of the property, they will be doing some landscaping consistent with what is on the opposite side of the street. He noted that they are located adjacent to Weymouth Tennis Club.

Mr. Lynch asked if they will be parking any vehicles at the back of the proposed building. Mr. Donahue replied that all vehicles will come through the existing driveway. Mr. Lynch asked if there is enough radius to turn around. Mr. Donahue replied in the affirmative.

Mrs. Abbott asked if the abutters are aware of what is proposed. Mr. Lenihan replied in the affirmative.

Mr. Hurley asked about drainage. Mr. Donahue explained the drainage plans.

Mrs. McElroy stated that when she was at the site there were four big trucks parked. Mr. Lenihan replied that right now they are using the trucks for storage.

Mr. Leary asked about the two shifts and what the hours would be. Mr. Lenihan replied that right now they run two ten hour shifts four days a week from 7 A.M. to 5 P.M. and 5 P.M. to 3 A.M. He stated that their warehousing hours are 7 A.M. to 5 P.M.

Mr. Leary stated that his only concern is unloading at 7 A.M.

Mrs. Ryan asked how many additional trucks there will be on West Street. Mr. Lenihan replied that it is hard to say how many trucks there would be using West Street. He would say no more than eight trucks a day.

Mrs. Ryan stated that Finnell Drive is a dead end area. She asked if there is any stipulation as to how far the road can go. Mr. Clarke replied that the road is 800' and cannot be extended further.

Mr. Dillon suggested that Brady Enterprises inform their delivery people to come in through Braintree and not Weymouth.

Mrs. Abbott asked about comments from departments such as Police and Fire with regards to safety. Mr. Fuqua replied that this is a site plan and site plans are not referred out to departments given the 30 day timeframe. The site had been used 24 hours a day previously for manufacturing under Sahara so the current operation for the building and parking has not changed. It was manufacturing and storage, and it is staying as manufacturing and storage. Previously they were manufacturing the bread and storing the bread and then shipping it out for delivery. This is making dry products and storing them on site, so it is the same use category.

Mrs. Abbott asked if there have been any problems or safety issues. Mr. Fuqua replied that there have been none that he's aware of. The only issues that we have been aware of is when Sahara Baking did come in and first started, there was a concern over lights and noise. The fence was put up and there were some drainage issues along the back that was taken care of.

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

UNANIMOUSLY VOTED: to approve the site plan review for Brady Enterprises for the addition to the existing building with the condition that the applicant review trucking routes with suppliers to minimize traffic impacts on West Street.

(Mr. Dillon left the meeting at 10:30 P.M.)

7. Fairfax Street - requested review of conceptual subdivision plan

Mr. Clarke stated that Ted Collagan is here this evening to present a conceptual plan to the Board with some options.

Mr. Collagan stated that Fairfax Street is a paper street that runs between Merryknoll Road and Holmes Avenue. The reason he wanted to review this with the Board is because he didn't want to go any further if the concept of putting a cul-de-sac and dead ending the road was not feasible. He explained

the existing conditions and stated that there is a about a 40' difference between the elevation at Fairfax Street and Holmes Avenue.

Mr. Collagan stated that basically the proposal is to put in a small cul-de-sac with two homes - one lot with approximately 29,000 square feet, and one lot with approximately 26,000 square feet. He explained the drainage plans which would include two catch basins with a leaching galley.

Mr. Clarke stated that when this first came in, they were looking at three lots and to come in off Holmes Avenue.

Mr. Collagan stated that proposal is for a two lot subdivision and access from Merryknoll Road.

Mr. Fuqua stated that when this first came before the Board the owner of the property was requesting road conditions for Fairfax Street. At that time the Board told the applicant to hire an engineer to prepare a plan. They have hire Mr. Collagan to prepare the plan. The staff has walked the site with Mr. Collagan. There are two existing houses on Holmes Avenue and there is some encroachment, and there's questions in terms of the conditions at the end of Holmes Avenue. Because of the existing conditions, the impact on those two homes and the slope, a decision was made by Mr. Collagan to put in a cul-de-sac rather than carry Fairfax Street through or to come in the other way and bring in a cul-de-sac off Holmes Avenue. As Mr. Collagan developed the plan he brought it in to the office for review by the staff. The cul-de-sac is the same diameter as in the Pine Grove area. It is a little smaller than in our rules and regulations. There are a lot of cuts on this particular area. He asked Mr. Collagan to look at a smaller cul-de-sac to minimize the cuts and impact on this area. This plan has been brought back as a concept. The next step would be to develop the either as a preliminary or definitive. The reason Mr. Collagan is here this evening is for input from the Board.

Mr. Hurley asked about the utilities. Mr. Collagan explained the utilities.

Mr. Hurley stated that he would like to see the water service go through to Holmes Avenue rather than create a dead end, and abandon the rest of Fairfax Street so that if there is going to be a cul-de-sac, it would remain a cul-de-sac forever.

Mrs. Abbott asked if blasting would be required. Mr. Collagan replied that he does not believe that blasting will be required. He stated that they will cut and fill along the edge of the property.

Mrs. Ryan asked about the reduced size cul-de-sac. Mr. Fuqua replied that the smaller cul-de-sac reduces the amount of earth work required for the two lots.

Mrs. Ryan stated that she shares Mr. Hurley's concern and agrees that further use of the street should be abandoned.

8. Subdivisions

a. South Farm Estates - bond review

Mr. Buzz Couillard stated that he believes he has address the Board's concerns.

Mr. Fuqua stated that the Board received a copy of a letter from Buzco. The Board also had some questions regarding the billboards. Mr. Couillard is here to answer any questions that the Board has.

Mr. Couillard stated that one of the requirements of the Certificate of Approval was that he was required to detail his intention of removing the billboards from the site prior to the Board endorsing approval on the plan. He stated that there was a billboard on the site that has been removed and there is another billboard in Abington that is off the site.

Mr. Clarke asked if it was correct that there is a lease for the billboard in Abington. Mr. Couillard replied in the affirmative. Mr. Clarke asked when the lease expires. Mr. Couillard replied that the lease has expired. He has written three letters to the billboard owner to remove the billboard.

Mr. Clarke stated that as long as Mr. Couillard does not have a lease and Mr. Couillard is amenable, he would like to check with Town Counsel regarding the removal of the billboard.

b. Grampian Way - bond review

Mr. Clarke stated that Rod has talked to Ron Ivil and the woman who has the water problem. He would like to hold this item for another meeting.

9. Committee Assignments

Mr. Lynch stated that he would like to hold this item for another meeting.

Mrs. McElroy stated that she would like to give up the Fair Housing Commission and suggested that Mr. Leary may want to serve on that committee.

Mrs. Ryan stated that she would like to serve on MAPC. Mr. Clarke replied that a representative to MAPC is appointed by the Board of Selectmen. He suggested that the Planning Board send a letter to the Board of Selectmen

recommending that Mrs. Ryan be appointed to serve on the MAPC.

Mr. Lynch stated that he wants to serve on the Capital Budget Committee.

Mrs. McElroy stated that she has been on the Capital Budget Committee since it started and she does not want to give it up.

Mr. Lynch suggested that this discussion be postponed until the full Board is here.

Mr. Lynch appointed Mr. Leary to the Fair Housing Commission.

10. Other Business

- a. Braintree/Weymouth Regional Recreation Letter. Mr. Clarke stated that the Board received a copy of the letter. He talked to the Planning Director in Braintree and told him that we will want to respond to this. He would like to draft something for the next meeting. At a minimum, he feels we should meet with these people to go over some of the issues and concerns.
- b. Braintree Liberty Hill project (apartment complex). Mr. Clarke stated that the Braintree Liberty Hill project has access off Liberty Street in Braintree with possible access on Commerce Road. There is a hearing scheduled in July. Mr. Clarke stated that he has not had a chance to review the plans yet, but he will have comments for the June 23rd meeting.

Mrs. Abbott stated that she has received calls on this project with regards to the Liberty Street access as well as Commerce Road access onto West Street.

Mrs. Ryan stated that she has also received call. People who live on Summer Street and West Street are concerned.

Mr. Clarke stated that he will schedule this for the June 23rd meeting.

- c. Letter from Rep. Paul Haley responding to the Municipal Land Bank. Mr. Clarke stated that Rep. Haley stated in his letter that he received our letter and it has been referred to committee.
- d. Subdivision Rules and Regulations. Mr. Leary stated that he would like the Subdivision Rules and Regulations put on the agenda for the next meeting for discussion.
- e. Wessagussett Beach Dredging. Mr. Leary asked where the dredging and grading of the beach stands. Mr. Clarke replied that the testing of material

in the Back River is being done. Money was just allocated for that from the town's allocation. We have to find a dump site, and that's being done now. The project should be able to move forward.

- f. Bob Lang. Mr. Lynch stated that he would like to do something for Bob Lang for all his years of service at the July 14 meeting. Mr. Clarke stated that he will speak to Bob Lang.
- g. Towers/Wireless Communications. Mrs. Ryan asked about a zoning article for towers. Mr. Clarke replied that there is a meeting scheduled tomorrow with Planning staff, Town Counsel and the Inspector of Buildings to discuss Wireless Communications.
- h. Granite Curbs/Detention Basins. Mr. Ryan stated that with regards to detention basins and granite curbs, she shares Mr. Leary's concerns. She would like to see the amount of required upland increased so there would be less building.
- i. Libbey Parkway/Schofield Property. Mrs. Ryan requested information on the Schofield property in Libbey Parkway. She stated that there was some excavation and then work stopped.

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

UNANIMOUSLY VOTED: to adjourn the meeting at 11:15 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 June 9, 1997.



Paul F. Lynch, Sr., Chairman

WEYMOUTH PLANNING BOARD
PUBLIC MEETING - CITIZEN ATTENDANCE

DATE: June 9, 1997
LOCATION: Town Hall

PLEASE PRINT LEGIBLY

NAME	ADDRESS	PHONE #
John Kelly	41 Mansfield St	335-6946
Clare Cunningham	28 Kourina Ave	
Barbara Morton	101 Mansfield St	335-3414
Jeff Comoliti	101 Mansfield St	335-3414
John M. M.	77 Mansfield St	337-3153
Mary Sanders	77 Mansfield St	337-3153
Courtney Cade & Jeff Oskin	89 Mansfield St. (current: 50 Monument Ave, Charlestown, MA)	242-8021
Grace Gery Paras	78 Groveland Ave	682-9694
Al & Jane Winkler	1093 Main St	617-335-1454