

**TOWN OF WEYMOUTH
PLANNING BOARD MEETING MINUTES
Weymouth DPW
June 12, 2000**

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OFFICE OF TOWN CLERK
WEYMOUTH, MASS.

PRESENT: James Clarke, Director of Planning & Community Development
Roderick M. Fuqua, Principal Planner

James Clarke called the meeting to order at 7:40 p.m.

1. Petr: Heritage Construction Company, Applicant
Beals & Thomas, Designer
Locus: off 523 Summer Street
Sheet 32, Block 409, Lots 6 & 26
Zoning: R-1

Decision on definitive eight (8) lot single family subdivision

Barbara Kiley, applicant was present.

James Clarke stated that in most cases, the plan does meet rules and regulations. The lot layout meets the requirement for the minimum lot size and also for the upland area. Regarding the utilities, water is going to be looped to meet the requirements of the DPW. All the other issues with the Consent Order, the applicant will have to follow through on. On sewer, the applicant has reached an agreement with the DPW on improvements to the ejector station to eliminate any overflow or backup issues at that location. Rod Fuqua noted that there wouldn't be visual changes from the outside, but with the capacity of the pumps on the inside.

Mr. Fuqua reviewed the 10 conditions required in addition to the plans submitted. Please see attached Memorandum.

The Planning Board APPROVED the Definitive Plan for Summer Woods, Heritage Construction Company, Applicant with the 10 conditions reviewed. The subdivision plan is APPROVED as per the Planning Board.

The plan needed to be reviewed by Conservation for the roadway and utilities and also for each lot that falls within the jurisdiction of Conservation. The roadway and utilities should be taken care of next week. The individual lots will have to be submitted. There were discussions with the applicant regarding possible deed restrictions or donation to the town on other land. However, it was not a condition of the approval.

Q: Was there a restriction on the land?

A: Mr. Clarke responded that the restriction on the land was that it was wet. The only upland area available is along the expressway where there is not enough frontage to meet the zoning making it an unbuildable piece of land.

Q: Is the lighting going to be at the beginning of the entrance?

A: Mr. Fuqua replied yes, there was a requirement that a street light be placed at the intersection. It will be coordinated with the applicant and Mass Electric. Mr. Clarke added the there were probably three street lights: one in the cul-de-sac, one in the center and the other at the intersection.

Q: Marie Maruzzano, 515 summer Street asked was the light going in front of her house?

A: Mr. Clarke replied he will review where the lighting is being placed.

Mr. Clarke thanked those in attendance and those who participated.

2. OTHER BUSINESS

Taylor Drive

There was a \$500 bond remaining. Mr. Rod Fuqua recommended final release based on discussion with the residents and the applicant.

James Clarke indicated the Final Release on Taylor Drive of \$500.

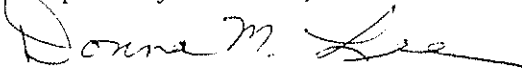
3. ADJOURNMENT

The meeting adjourned at 7:55 p.m.

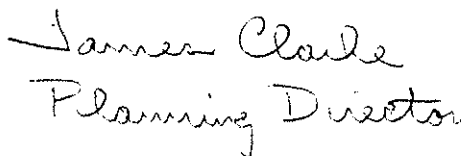
Handouts: Memorandum, summer Woods Definitive Subdivision Applicant

This is to certify that the foregoing is a true and complete statement of all actions and votes taken at this meeting on June 12, 2000.

Respectfully submitted,



Donna M. Lee
Recording Secretary



James Clarke
Planning Director

MEMORANDUM

Date: June 12, 2000

To: Planning Board, James Clarke, Director

From: Roderick M. Fuqua, Principal Planner

Subject: Summer Woods Definitive Subdivision Application

Attached below are comments Summer Woods Definitive Subdivision definitive subdivision application. Based on the application, the public hearing of June 5, 2000 and referral comments from other town agencies the following findings are noted:

1. A detail shall be added to the plans showing and/or referencing Mass Highway design details for the slope sections of the right of way with the inclusion of a fabric mat to reduce erosion.
2. A geo-technical engineer shall approve and certify all slope stabilization and construction methods. A written report from said engineer certifying satisfactory completion of the roadway in areas with a slope greater than ten (10) feet in height shall be delivered to the Department of Planning and Community Development before any lots are released for building purposes.
3. Plan shall be revised to note the reconstruction of the driveway serving 455 and 461 Summer Street. The disturbed area shall be patched and an overlay coat of one inch (1") bituminous concrete shall be applied to the full driveway. The area of disturbance shall be staked prior to work commencing.
4. A handicapped curb cut ramp shall be shown on both sides of the intersection of the right of way with Summer Street and the sidewalk to be on the easterly side of the roadway.
5. A municipal lien certificate shall be recorded with the definitive plan and certificate of approval.

6. All temporary slope easements shall be shown on the plan.
7. All water, sewer and storm drain systems shall be built in accordance with Weymouth Department of Public Works specifications.
8. A fire flow test shall be done by a registered professional engineer and conducted in the presence of Weymouth Water Division personnel. Written verification that the fire flow test has been completed shall be forwarded to the Department of Planning and Community Development before any lots are connected to the water system.
9. A detail shall be added to the plan showing the landscaping plan for the cul-de-sac.
10. All conditions of approval shall be noted on the definitive plan before the approval is endorsed.