

TOWN OF WEYMOUTH
PLANNING BOARD
MINUTES

There was a Planning Board meeting held on Monday, June 21, 1999 at 7:30 P.M. at the Town Hall.

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

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

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Chairwoman Abbott called the meeting to order at 7:30 P.M.

(Mrs. McElroy left the meeting to attend the Board of Selectmen's meeting.)

1. Subdivision Bonds

a. Lucas Circle – bond reduction

Mr. Fuqua stated that based on the work completed, the bond may be reduced from \$18,700 to \$3,675.

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

UNANIMOUSLY VOTED: to reduce the bond to \$3,675 for Lucas Circle.

b. Cranberry Road – set bond

Mr. Fuqua stated that the Board established road conditions previously for Cranberry Road. Based on the work required, he has prepared a bond amount of \$19,875.

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

UNANIMOUSLY VOTED: to set the bond for Cranberry Road at \$19,875.

2. Allerton House Assisted Living – Certificate of Compliance

Mr. Fuqua stated that he was on site with Jeff Coates and Jeff Richards from the Building Department. All conditions of the special permit have been met. He stated that along the side of the Housing Authority, they will leave hay bales and silt for a growing season because there was a problem with runoff.

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

UNANIMOUSLY VOTED: to approve the Certificate of Compliance.

3. Other Business

- a. MWRA. Mr. Dillon stated that a month or so ago, he requested that the MWRA come before this Board, as a courtesy, to explain their plans. He requested again that MWRA be contacted and requested to come before the Board.
- b. Woodside Path. Mrs. Abbott stated that Board members received a certified letter from John and Ellen Burke regarding the extension of Lane Avenue.

Mr. Fuqua explained that the Redevelopment Authority is preparing a response to Mr. Burke's letter, and a neighborhood meeting is being scheduled.

Mrs. Ryan requested that the Board be notified of the neighborhood meeting for Woodside Path.

4. Public Hearing – 7:45 P.M.

Petr: Lamont Healy
Locus: off 231 Randolph Street
Sheet 48, Block 546, Lots 12, 23 and 14
Zoning: R-1, Watershed Protection District

Definitive plan for seven (7) lot single family subdivision

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

UNANIMOUSLY VOTED: to open the public hearing at 7:45 P.M.

Mrs. Ryan read the public hearing notice.

Mr. Lamont Healy stated that he is representing Brian Nelson from Nelson Homes for his seven lot single family subdivision on approximately a 500' dead end street. There are eight lots, but one has an existing home on it.

Mr. Dillon asked how far this subdivision was from Reservoir Run. Mr. Nelson replied that it was approximately 700' from Reservoir Run.

Mr. Healy explained the plan. He stated that they were asked to sketch out the houses which they did. They were asked to loop the 10" water line and to either connect it to either the circle on Brian David Way, Reservoir Run or the end of Diana Drive. The negotiations as to where to put the water line is ongoing. He explained the drainage system which includes roof drains from the houses with individual downspouts, sub-surface drainage system for each home so that

drainage from the houses won't get into the main system and overburden it. They were asked by the Planners to investigate the possibility of an underground system with leaching. He did discuss it with his engineer, but the problem is that it would take a substantially large area and they have no room to build a sub-surface system at the right height. They felt that taking the roof drains out would be the best way to mitigate. There will be no net increase in peak flow downstream from this project.

Mr. Lynch asked about blasting. Mr. Healy replied that Mr. Nelson's intent is, as much as possible, not to blast at all.

Mr. Lynch asked about fire hydrants. Mr. Healy replied that there is one at the end of the cul-de-sac.

Mr. Lynch asked about sidewalks. Mr. Healy replied that they have requested a waiver and have shown one sidewalk half way around the circle.

Mr. Lynch asked who is responsible for taking care of the landscaped cul-de-sac. Mr. Healy replied that once the road is accepted, the town is responsible.

Mr. Dillon asked about street lights. Mr. Healy replied that he has not shown any street lights, but he will put up whatever is required.

Mr. Fuqua stated that the Street Lighting Committee is requiring three street lights – one between lots three and four, six and seven and one and eight.

Mr. Nelson stated that three street lights seems a little extreme.

Mr. Dillon asked about cape cod berm around the cul-de-sac.

Mr. Healy pointed out where the granite curbing would be.

Mr. Dillon asked about the depth of the detention area. Mr. Healy replied that the detention basin is proposed at a 3 to one slope and would be about 3' deep.

Mr. Dillon asked if there was any thought to fencing the detention basin. Mr. Healy replied that it was discussed and if that is what the Board wants, they will fence it.

Mr. Dillon stated that he wants the detention basin fenced. Mrs. Ryan agreed. She stated that the basin is deep and there are many children in the area.

Discussion ensued regarding DPW's requirements for water and sewer.

Mrs. Abbott asked whether lots 5, 6, and 7 meet upland requirements. Mr. Healy replied that he believes that all the lots meet upland requirements. Mrs. Abbott asked Mr. Fuqua to check to make sure the lots meet upland

requirements.

Mr. Fuqua stated that 75% of the total lot must be uplands, and the minimum lot size is 25,000 square feet.

Mrs. Abbott asked for comments from the staff.

Mr. Fuqua stated that submitted with the definitive plan was a request for a waiver of the filing fee. A filing fee of \$494 was paid when the preliminary plan was filed. There is no additional filing fee required if the definitive plan is filed within seven months of the preliminary plan.

Mr. Fuqua stated that the plan was sent out to departments for their comments. He read comments received from Tax Collector, Street Lighting Committee, Police Department, Fire Department, Conservation Commission and DPW.

(Mrs. McElroy returned to the meeting.)

Mrs. Abbott opened the meeting to the public for their questions/ comments.

Mr. Ambrose Williams, 223 Randolph Street, stated that he is concerned about the road coming in and how close it would be to his house. Mr. Healy replied that the new road will be further away than the Jackson house is now.

In response to Mr. Williams concerns, Mr. Healy explained the drainage, landscaping and trees that would be removed.

Mrs. Abbott stated that the upland area needs to be shown on the plan.

Mr. Healy stated that he will calculate the upland area for the lots.

Mr. Clarke stated that there are three issues that need to be addressed – water line, upland area and street name. He recommends that the Board take the plan under advisement.

Mr. Fuqua stated that a vote is needed from the Board on the applicant's request for an extension of the decision deadline.

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

UNANIMOUSLY VOTED: to approve the request for an extension of the decision deadline to August 17, 1999.

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

UNANIMOUSLY VOTED: to close the public hearing at 8:45 P.M.

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

UNANIMOUSLY VOTED: to take the definitive subdivision plan under advisement.

Mr. Clarke stated that this will be scheduled for a decision on July 12th.

(Mr. Dillon left the meeting at 8:45 P.M.)

5. Other Business (cont.)

- a. Avalon Bay. Mrs. Ryan brought up the Avalon Bay project and stated that she is opposed to the whole process. She also disagrees with the amount of low income housing the State says the town has and requested information from the State as to how they arrived at their figures. She stated that this is very unfair. There are many communities around Weymouth that have not done as much this town for low income housing.

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

UNANIMOUSLY VOTED: to send a copy of the letter that was sent to MHFA to Senator Hedlund, Representative Mariano and Representative Haley.

- b. Meetings. Mr. Clarke stated that he has talked to the Chairwoman and there will be two meetings in July. July 12th is the continued public hearing for Osco and July 15th is the public hearing for the proposed zoning change for off Burkhall Street.

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

UNANIMOUSLY VOTED: to adjourn the meeting at 9:05 P.M.

This is to certify that the foregoing was a true and complete statement of all actions and votes taken at this meeting on June 21, 1999.


Susan Abbott, Chairwoman