

Planning Board Minutes  
July 10, 2000

Present: James Clarke, Director of Planning and Community Development  
Roderick M. Fuqua, Principal Planner

Mr. Clarke opened the meeting at 7:10 P.M. and explained that he was acting as the Planning Board for the town.

1. Public Hearing – 7:00 P.M.  
Petr: Corcoran, Mullins, Jennison, Inc.  
Locus: Hanifan Lane  
Sheet 31, Block 406, Lot 2  
Zoning: R-1

Definitive plan for a four (4) lot subdivision

Mr. Clarke opened the public hearing at 7:10 P.M.

Mr. Scott Cameron stated that he is the President and Principal of R.E. Cameron & Associates and with him is a representative from Corcoran, Mullins, Jennison. As background, he explained the steps they took to get to where they are now. The first step was to apply for a variance from the required lot size of 25,000 square feet per lot. Based on the fact that the general lot size in the area is less than that, they applied for and were granted a variance from the Board of Zoning Appeals. They came up with a lot size in the range of 20,000 to 24,000 square feet which was their best effort at reaching the required area for the lots and still get lots that could be developed. The purpose of this is to extend Hanifan Lane which is a private way and to create these four lots. In every way they attempted to meet the requirements of the DPW and the town. They then submitted a preliminary subdivision plan which was accepted contingent upon them getting a submission to the Conservation Commission. They did that and received an Order of Conditions. From that an other comments that were made about the preliminary plan, they then prepared the definitive subdivision plan, and that is what they have brought before the Planning Board tonight.

Mr. Cameron stated that the sanitary system will be tied into the town's sewer system. The drainage from the street will be deposited on land owned by the developer and is shown on sheet 4 of 7 of the plans. They are proposing a standard width and standard construction for the roadway. In addition they are attempting to loop the water line to Sherwood Road at the request of the DPW Water Division. They are proposing a single sidewalk on the southerly side of the road and a 100' diameter cul-de-sac. They will need to return to the Conservation Commission with a notice of intent for lot 4.

Mr. Clarke asked about lot 1. Mr. Cameron replied that lot 1 is within the buffer so they may need to file a determination of applicability.

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Mr. Cameron stated this property is registered in Land Court so this plan is not the linen; it represents a copy of that plan. If they are successful and the plan is endorsed, they will need to file with the Land Court.

Mr. Clarke asked about the stormwater detention system, and if it meets the requirements. Mr. Cameron replied that the stormwater detention system meets all requirements. He stated that they were fortunate that the developer owns the abutting land and is granting an easement.

Mr. Clarke asked if the easement is in place now. The representative from CMJ replied that the easement is not in place now.

Mr. Clarke asked Mr. Fuqua to go over comments received back from town departments.

Mr. Fuqua stated that this was a preliminary plan that was approved in August of 1999. Before it came into the Planning Board, it had gone to the Board of Zoning Appeals and a special permit was given for the lot sizes based on the lots in the neighborhood. The Planning Board did go on record as opposed to that application.

Mr. Fuqua stated that the plan was sent out to town departments for their comments. He stated that he has received comments back from the Fire Department. They requested hydrants every 350' to 500'. He asked Mr. Cameron to verify where the hydrants are on the plan.

Mr. Cameron stated that the first hydrant occurs approximately 200' in from Pleasant Street and there is also a hydrant in the cul-de-sac.

At the request of the Planning Director, Mr. Fuqua read only the comments from DPW that were not technical comments. From the Construction and Maintenance Division, their comments are technical in nature. They are asking that the road pavement should be complete from Pleasant Street to the cul-de-sac. The Sewer Division has three comments. Two of them are technical and one is regarding sewer connection fees. The Water Division has five comments and one of which deals with looping of the water main either to Shubert or Rosina. He has talked to the Director of Public Works and he is reviewing that. The comments from the Town Engineer are all technical in nature and deal with the specifications, and he will forward copies to the applicant.

Mr. Clarke opened the meeting for questions or comments from the public.

Andy and Sandra Dignan were present but had no comments.

Mr. Clarke asked if there was a detail on the landscape island. The representative from CMJ replied that he did not have that.

Mr. Clarke asked if Mr. Fuqua had any other comments.

Mr. Fuqua stated that one of the issues that came up when it was in the preliminary phase dealt with wetlands and the Rivers Protection Act. That was why the applicant was instructed to go to the Conservation Commission first.

Mr. Clarke stated that this has been through a preliminary plan and the applicant has gone to the BZA for the lot sizes. They have followed the comments on the preliminary plan and have gone to the Conservation Commission. We have comments from the DPW and we need to finalize a couple of issues with DPW. He will close the hearing at 7:25 P.M. and take this plan under advisement. It will be scheduled for a decision at the next meeting which will probably be in two weeks.

2. Performance Guarantee
  - Beverly Court – bond reduction

Mr. Fuqua stated that we are holding \$19,300 and he recommends that the bond be reduced to \$2,100 and that will allow us to get the As Built Plan in.

Mr. Clarke ordered the reduction of the bond to \$2,100.

With no other business before the Board, Mr. Clarke closed the meeting at 7:30 P.M.



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James Clarke  
Director of Planning and  
Community Development