

**TOWN OF WEYMOUTH
PLANNING BOARD MEETING MINUTES
Town Hall, J. F. Field Room
July 26, 1999**

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OFFICE OF TOWN CLERK
WEYMOUTH, MASS.

PRESENT: Susan Abbott, Chairperson
Mary McElroy, Vice Chairperson
Mary Sue Ryan, Clerk
Paul M. Dillon
Patrick Leary
Paul F. Lynch, Sr.

ABSENT: Paul Hurley

Staff Present: James Clarke, Director of Planning & Community Development
Roderick M. Fuqua, Principal Planner
Paul Halkiotis, Economic Development Planner

Chairwoman Susan Abbott called the meeting to order at 7:30 p.m.

1. MINUTES - 1/25/99 and 4/12/99

Upon motion made by Mary McElroy and seconded by Mary Sue Ryan, it was:

UNANIMOUSLY VOTED: to approve the minutes of January 25, 1999 and April 12, 1999.

Paul Lynch abstained from the motion as he was absent on April 12th.

2. Special Town Meeting - Burkhall Street Zoning Article

Jim Clarke said they needed to ensure they addressed the issues raised by the citizens regarding the buffer between R1 and R4 and the other specific areas of concern that generated the petition even though they were addressed through the zoning article change. Concerns were raised about water. He sent a letter to the Conservation Commission Administrator and to the Board of Public Works Engineering asking them to review this issue. Mary Sue Ryan read the letter dated July 19, 1999 into the record.

Mary Sue Ryan was willing to support the article to change the zoning on this piece of property from R4 to R2. She felt R2 zoning was much more compatible with the residential area. Mary McElroy supported the article for the same reasons. Sue Abbott was also in favor of this article.

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

UNANIMOUSLY VOTED: to approve this article.

3. Master Plan Proposal - Presentations

Jim Clarke stated three groups submitted proposals. Two groups were present tonight. The third group withdrew due to personnel changes.

a) ENSR

Present: Jeffrey O'Connell, Sr. Environmental Planner; Elizabeth Powers, Program Manager; and Russell Gaulin, GIS Specialist

Jeff O'Connell reviewed handouts (please see attached). He explained their experience, discussed their other projects, the planning process and the types and sources of data they would gather. They would work with Howard/Stein-Hudson for traffic/transportation planning. During the planning phase, they would develop good communication between residents and the advisory committee.

Elizabeth Powers added she was involved with the Devens Base closure work. Russ Gaulin gave a presentation regarding the GIS with the aid of computer graphics. Mr. O'Connell commented that the timetable on this project was six to eight months.

When the presentations were completed, Paul Dillon asked how many other towns have they handled comparable to Weymouth? Mr. O'Connell replied he worked for the Southeast Regional Planning Agency in Middleborough, Westport, Providence, Fall River, and New Bedford. Russell Gaulin added that in terms of the GIS, he has worked on projects of all scales for the entire New England region.

Mary Sue Ryan asked were they involved in the Back River and MDC project with regards to the Hingham Shipyard? Was there a conflict? Mr. O'Donnell replied they were not involved with the Hingham Shipyard, just the Abigail Adams State Park. Their role was to identify natural resources and potential violations and/or impacts upon regulatory issues surrounding the river. Mrs. Ryan stated she just wanted to avoid a conflict of interest. Mrs. Ryan was also concerned with their location and distance from Weymouth. Mr. O'Connell commented that they have people in Weymouth every day.

Regarding the timeframe and the focus group ideas, Mrs. Abbott stated that this was a large town with many neighborhood centers where everyone had different points of view. She asked how do they propose to pull all these issues together? Mr. O'Connell replied they would look for similarities. But, they must address the issues of each neighborhood to solve the problems regionally and not just in the neighborhoods. The key issues would be safety, noise, air pollution and traffic. First, they would attempt to get a big picture of what was happening and then try to identify the issues within the neighborhoods.

Mrs. Abbott asked would they just give the facts or would they make professional recommendations? Mr. O'Connell replied as professionals, they would offer advice,

solutions, and alternatives to various problems. They'd want recommendations to come from the citizenry and the town department heads.

Mrs. Abbott asked how do they propose to publicize this? Mr. O'Connell replied they would look to the staff for ideas of where to publicize information. The staff would help organize meetings to get people involved in the process. Local media and radio would also be used to get the word out.

Regarding how the town might pay for this, Mrs. Abbott brought their attention to the Metropolitan Area Planning Commission's Newsletter. The EPA had a grant application offering money to do this.

Jim Clarke asked why was traffic not addressed in the proposal? Mr. O'Connell replied that at the time the proposal was submitted, they thought they would use the Transportation Planner on staff. However, he was involved with a project and they decided it might be better to have a firm join the team as their staff person might not be available.

b) The Cecil Group, Inc.

Present: Steve Cecil, Project Director; Kenneth J. Buckland, Sr. Planner; Robert Salisbury, VP; Barry S. Porter, Project Director of BSC Group; Ralph Willmer, Environmental Planning Director

Steve Cecil passed out an agenda (please see attached). He stated that as they looked at all the boards in Weymouth the challenges were apparent. There was great opportunity for change in the town. It was very important to understand how the master plan could be used to create the strategy for change. This was about planning for the future.

The team would first establish a vision. Even with its historic past, Weymouth did not have a very clear path established to determine what that future should be. Many of their tasks would help develop what that vision itself should be. They needed to find what the opportunities were. A lot of the opportunities would come from the private market sector and not the public section. At the end, Mr. Cecil said it was their job to make sure the town had a strategy and everyone involved in the planning process knew what the strategy was. It would be a game plan for the future.

Ken Buckland discussed the historical aspect of the town and how to preserve the history of it. Bob Salisbury discussed economic development. Barry Porter talked about transportation and traffic studies. Ralph Willmer spoke of the implementation process. He would present a number of different options. Steve Cecil commented that public participation was fundamental. For this plan to be successful, it had to be understood and supported by many of people.

After the presentations, Paul Dillon asked what was their role with the Braintree Plaza and the Hingham Shipyard? Mr. Cecil replied at the Braintree Plaza, they recommended a

traffic management plan to limit the cut-through traffic, which could destroy the neighborhoods. For the Hingham Shipyard project they were the site plan planners for the owners.

Paul Lynch asked would they be able to meet the time-schedule and costs? Mr. Cecil replied in the affirmative. Mr. Lynch asked how do they get people to attend the meetings? Mr. Cecil said they talk to the community leaders, publicize in the town paper(s), and put banners around town. They would set up different sessions in different parts of town. Many people now use the computer WebPages for information.

Mary Sue Ryan was impressed with their knowledge of the town as well as their work with Braintree and Hingham. She was concerned with a conflict of interest because the town was engaged with challenging the development of the Hingham shipyard. Mr. Cecil stated they had no responsibilities on the permitting. Their job was to take the development program and figure out the way to make it as physically attractive as possible. Their role was to provide guidelines to have buildings with historical character of a New England village. He did not believe they would have a conflict. He would double-check this to ensure it.

Susan Abbott suggested they look at growth plans for the South Shore Hospital with regards to a garage (similar to the one on Route 1). She showed them the newsletter regarding grant applications for funding. Discussion followed regarding her concerns for traffic studies and affordable housing in Weymouth. Mr. Cecil commented that it was their job to let them be aware of and understand the rules.

Jim Clarke commented that phone checks were done on both groups. Both groups received favorable responses. With regard to the evaluation forms, Mr. Clarke was concerned with the discrepancy of master plans done between the Cecil Group that has done numerous plans and ENSR. He was not aware of any other master plans they were involved in besides Shirley.

The consensus was to take a vote subject to advisement of counsel regarding the conflict of interest with the Hingham Shipyard.

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

UNANIMOUSLY VOTED: to approve the Cecil Group, Inc. pending successful review of the conflict of interest questions raised.

Mr. Clarke reviewed the selection procedures. Rod Fuqua commented that this selection process would come under the 30(b) requirements. The prices, which were the same, would be evaluated by Arthur Gallagher. The final Planning Board appraisal consensus was:

ENSR

CECIL

1) Prior experience:	Advantageous	Highly Advantageous
2) Past performance:	HA	HA
3) Financial stability:	NO COMMENT - Must be reviewed by Arthur Gallagher	
4) Other criteria:	NA	HA
5) Completeness of proposal:	A	HA
6) Overall approach:	HA	HA
7) Perform within proposed schedule:	A	A

Chairman Abbott called for a vote on Mr. Lynch's motion.

MOTION PASSED. Five members voted in favor of the motion. Paul Dillon was opposed.

4. Form A Plan

Vernon Street - Request to withdraw

Mrs. Ryan read the letter into the record requesting to withdraw the Form A for Vernon Street.

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

UNANIMOUSLY VOTED: to withdraw the Form A Plan on Vernon Street.

Mr. Clarke commented that the Form A was prematurely submitted. The attorneys would resubmit a plan as for the road conditions.

5. Other Business

a) Jackson Heights

Jim Clarke indicated that the main issue was the 75% upland. He put as a condition that before the plan was signed that the town engineering department agree with the calculations from the surveyor. Mary Sue Ryan agreed. Rod Fuqua reviewed the other concerns addressed by the board.

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

UNANIMOUSLY VOTED: to approve the plan with the conditions as stated including verification of the upland.

b) Hanifan Lane

Jim Clarke reminded the members that this was a preliminary plan. The decision date was August 2. Therefore, they needed to take action on the preliminary plan tonight, or they

could postpone the meeting until August 17. He had a letter from the attorney of the applicant stating that if the board determined it needed additional time to consider the plan, applicant agreed to an extension until August 17 to file its decision.

Mrs. Abbott stated that key issues were not addressed. Mr. Clarke noted that this detail was not required to be on the preliminary plan. They could require that in the decision these issues be put on the definitive plan. Mrs. Ryan agreed with Mrs. Abbott and suggested they wait until the meeting of August 16 to further discuss it. Mr. Clarke would attempt to obtain this information before the board's meeting on the 16th.

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

UNANIMOUSLY VOTED: to accept Attorney Galvin's letter extending the filing deadline from August 2 to August 17.

Mr. Clarke informed the members that he received communication from the Executive Administrator regarding a proposed 120-foot wireless communications tower in Abington. He suggested they send comments expressing their concern about the abutting residential property and bylaws to the Abington meeting suggesting they consider a different location, or move the tower to another location on the lot.

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

MOTION PASSED: to send/fax a letter to the town of Abington concerning the abutting residences.

Mrs. Ryan abstained from the vote because her son owned property in this area.

- c) Next Meetings - August 16 and August 30
Public Hearing Navy EIS Report - August 4
Town Meeting - August 5
- d) Regarding item 5 on the memorandum, Mary Sue Ryan felt she was not given all the information she needed on Burkhall Street. She supported Mr. Clarke's comments under communication. As they represent the public, she felt that at all times they should be given all the information that's available. Mrs. Abbott concurred that anytime there was material change in a project that affects the neighborhood or people involved in the town as a taxpayer, that they were obligated to get this information.

6. Adjournment

Paul Dillon presented a motion to adjourn the meeting at 10:45 p.m. Motion seconded by Paul Lynch. UNANIMOUSLY APPROVED.

Handouts: ENSR Project Team
 Weymouth Master Plan Update
 - Types and Sources of Data
 - Plan Elements
 Comprehensive Plan Consultant Services/Cecil Group, Inc.

This is to certify that the foregoing is a true and complete statement of all actions and votes taken at this meeting on July 26, 1999.

Respectfully submitted,



Donna M. Lee
Recording Secretary



Susan Abbott
Chairwoman

Public Meeting Citizen Attendance

Date: 7/26
Location: _____

Name	Address	Organization	Phone #
Clare B Cunningham	28 Norma Av -		
James Cunningham	58 Lake Shore Drive, Weymouth		
Mary Buckley	In meeting Room of 26 TickTock Ln -		