

**TOWN OF WEYMOUTH  
PLANNING BOARD  
MINUTES**

There was a Planning Board meeting held on Wednesday, September 10, 1997 at 7:00 p.m. at the Town Hall Selectmen's Chambers.

Members Present :    Paul Lynch, Sr., Chairman  
                             Paul Hurley, Vice Chairman  
                             Susan Abbott, Clerk  
                             Mary McElroy  
                             Paul Dillon  
                             Mary Sue Ryan

Staff Present:        James Clarke, Director  
                             Amintha Cinotti, CD. Coordinator  
                             Elizabeth Durkee, CD. Planner

The meeting was called to order at 7:05 p.m. by Chairman Lynch.

Opening statement on Year 23 applications submitted by A. Cinotti, CD. Coordinator, stated that \$214,124 in application requests had been received and \$185,524 in funds were available. She noted that money was available from contingency accounts to be expended as many of the projects came in under budget and they were able to recapture the funds.

**A. Weymouth Housing Authority**

Requested by Michael Cimmino, Director. He thanked the board for reconsidering the application for funds. The items still under consideration are the elevator and the ADA site inspection. The amount for the ADA site inspection could be done for \$24,000; \$18,000 allocated for a base study and an additional \$6,000 would be allocated for graphics, photography and reimbursable expenses. Mr. Cimmino mentioned the Cadman Towers study and noted it might be easier to get funding with a similar dramatic presentation using photographs. The site study would be used to approach the Massachusetts Department of Communities and Development for a modernization grant. Improvements suggested run in the neighborhood of over \$100,000 so a grant would definitely be needed.

Mrs. McElroy asked if the elevator still the number one priority? Answer: Yes.

Ms. Abbot noted that there aren't any handicap accessible apartments in that area. There is the problem of accessibility to the apartments with flights of stairs. Perhaps a ramp for modernization and other handicap improvements are in order.

Mr. Cimmino clarified the term "modernization funds" to "capital improvement" for the type of funding requested. Also issues of relatives and residents visiting the site were discussed. Some areas have staircases which do not allow access for handicap visitors.

Mr. Cimmino gave an example of a sidewalk which has a steep grade with many cracks and heaving. The ADA improvement would be a facet of the request.

Mr. Dillon asked why this was not put in the maintenance budget.

Mr. Cimmino said that it was suggested when he asked for an estimate the cost of improvements. It was in excess of \$100,000 which is far beyond the regular maintenance budget. The improvements would eat up to 75% of operating reserves. The State sets limits on minimum reserve levels for projects such as this.

Mr. Dillon stated this area has been deteriorating for years and questioned why nothing was put in budget for this situation.

Mr. Cimmino mentioned that he has not had this position long and couldn't answer for what went on previously. It was unfortunate, but some specific pathways and areas had been done over the years.

Ms. Ryan noted that \$24,000 seemed excessive and was glad to see the breakdown of the study. She wanted to know who and where the \$6000 for graphics would be going to and who was going to look at it.

Mr. Cimmino said it was going to the state first with any funding requests. If the state did grant funding, he would make it available to architects and contractors, anyone who would come in to bid on work. He would be able to solicit legislators with the study and dramatic reports.

Ms. Ryan asked if they had an in-house architect or engineer.

Mr. Cimmino said no. They had contracted with one architect for a study and at one point an engineer for the windows which the state said they had to have done.

Mrs. McElroy showed concern for the elderly regarding the sidewalks and said it was a danger for them. Mr. Cimmino agreed.

## **B. Union Towers II - 519 Broad Street**

Presented by Arthur Davies, Executive Director, Union Towers Corporation. He gave the background on residents income, age and history. The main purpose of the funding is to eliminate architectural barriers. There are many residents in wheelchairs and walkers. The average age is 75 and over, 50% have difficulties with keys, unlocking doors and using existing door handles. Items needed are automatic doors on the main entrance and the entrance to the main social area. Automatic equipment would be installed on the inner and outer sides of both pairs of doors with a delay for wheelchair accessibility. The third door is the fire door that allows entrance to the first floor social hall. This would be controlled by the fire alarm system and the door would automatically close. The work could be done with no relocation of residents.

Mr. Dillon asked if the Board has ever funded anything for this building. Mr. Davies said only a water conservation project two years ago for \$4000+. Mr. Dillon also showed concern about fire door closing once the fire alarm was tripped which is standard for a fire door to do.

Mr. Lynch asked about the fire door closing in the social area when the alarm goes off. and was it able to be opened.

Mr. Davies said the fire door is an interior door which goes back to their apartments and could be opened but there is a second door that leads to the outside. The fire door is not sealed.

At this time Mr. Davies also wanted to reapply for funds for weatherization and energy conservation for Union Towers I at 95 Broad. Board members had previously heard the original request back in February. The building is 24 years old and heated by electricity which when Union I was built was relatively cheap. Previous energy saving attempts were storm windows on the inside of the building and installed automatic thermostats.

The proposal is for 33 windows in each bay of which there are six. This would be done with staging while working on three windows at a time and with no displacement of the residents.

Ms. Cinotti asked what the dollar amount was and Mr. Davies replied \$56,400, same as before.

Mr. Dillon asked if this was to be done in phases and the answer was yes. He also wanted to know which was the critical end of building.

Mr. Davies replied it was the northeast side, specifically the top five floors and could be done in segments.

Ms. Mc Elroy mentioned that she thought there was an agency that could do this for Union Towers and had given a phone number last time.

Mr. Davies said he had checked into that situation and was told that the list of contractors on file do not do surveys as previously thought.

### **C. SSARC**

Presented by Ted Bergeron and Rhonda Miesel. The request is for additional funds for the elevator at Memorial School. Original funds received were for \$24,000, however, when the bid went out, the lowest bid came in at \$34,000. The school is not in compliance at this point. SSARC has tapped all resources. The project also needs a ramp. The request is for an additional \$10,000 to cover difference.

Mr. Dillon questioned if \$34,000 was the lowest bid and was told yes.

Mr. Bergeron said the project used volunteer architects at South Shore Hospital until the hospital cut staff and engineer Walter MacKinnon picked up the project. The difficulty also was in deciding which of three locations would be the least problem.

Mr. Lynch asked where the elevator was to be located.

Mr. Bergeron replied to the rear of the building where the concrete ramp is located between building and playground. The concrete ramp is to be replaced.

#### **D. Weymouth Park**

Presented by Amintha Cinotti as Aaron Stump was unable to be present. Original request was in February. Aaron worked with DPW to look at two different options: stone dust surfacing at the top of the park for an overlook and asphalt paving. The request is also to do some beautification as a dual project along with the ADA compliance.

Mrs. McElroy noted that this project could be done in stages.

Mrs. Abbott asked about this project in the capital budget at town meeting and was advised that it was not prioritized as the fire department and others were more important to be funded.

#### **E. QCAP**

Presented by Larry Chretien, Program Director. He requested the \$25,000 that he was unable to secure in February at original application. He noted different groups of low income that would be served. He emphasized water and energy conservation to control costs.

Mrs. Abbott questioned Ms. Cinotti if in her opinion the administrative costs were excessive.

Ms. Cinotti replied the amount was the same as original application which was 28%. This was typical fringe for health insurance, etc. as compared to a town employee, but would get a memo out regarding that. Mr. Chretien said Ms. Cinotti could get in touch with his fiscal director for detailed information.

Mrs. Ryan suggested the name be changed to Weymouth CAP or something to include Weymouth. Mary McElroy agreed.

Mrs. Ryan questioned the administrative costs and had heard that they were high. Ms. Cinotti said they had come down somewhat from last year.

Mrs. Ryan was curious about the number of employees from Quincy.

Mr. Chretien said he did not have breakdown of employees but they mostly come from Quincy because they are located in Quincy.

**F. Lakeview Manor Tenants Association**

Presented by Bill Fried, Executive Director of Tenants Association. They are looking for playground funds. They have future fund raising in place and are looking for donated materials and volunteer labor already. He noted it was actually four sites and some playground equipment.

Mrs. Ryan was impressed with volunteer work and asked what was actually at Lakeview and if the Tenants Association maintained it.

Mr. Fried replied that there is a full basketball court, two sets of swings, (one not good) and a half basketball court. And with right kind of equipment, plastic not wood, there is little maintenance for staff.

Mr. Dillon asked where the playground was that the board funded 10 years ago.

Mr. Fried did not know but Ms. Cinotti said it was on the Joseph Fern side.

Mr. Dillon asked if this was the total cost and was advised by Mr. Fried it would be approximately \$53,000. The \$25,000 from the board would either finish one site or start a couple of sites. Additional funding would be coming from other sources.

Concerns were voiced as to safety, playing limits and lights. Mr. Fried assured the board that the skateboarding would not be far off the ground in case they fall. Helmets would be worn. There would be a time limit on the playground closing but Mr. Fried was unclear about the timing of the lights and would check into that.

**G. South Shore Day Care**

Presented by Brad Merritt, Director of Administrative Services. They are resubmitting the application for renovating the bathrooms of Jefferson School. The bathrooms have not been renovated since 1950.

Mr. Dillon questioned the designation of girls' and boys' bathroom and then women and men's bathroom noting it is not a ADA requirement.

Mr. Merritt agreed but said it was a programmatic decision to keep the bathrooms exclusive.

Mr. Dillon asked why adults couldn't use children's bathroom. Ms. Cinotti explained it was a state requirement for day care facilities not an ADA requirement.

Mrs. Ryan asked where the four family day care centers were located and how many children were in each.

Mr. Merritt replied he couldn't quote the address right off. They had about 17 family day care centers along the South Shore, four of which are in Weymouth. Children are limited in the homes to about six to increase quality of care and maintain ratio of children to teachers even though the state has increased number to 10 children

Mr. Merritt had a second funding request for 8 additional windows and plexiglass behind the decorative windows. This would complete the cupola, the attic and the first and second floors. The amount would be \$6277 and would save energy.

Mrs. Ryan wanted to know the cost of unsubsidized day care.

Mr. Merritt replied per week cost: toddlers - \$150, preschool - \$130, after school - \$60. Hours are 7AM to 6:30PM with about 100 employees, some part-time.

#### **H. Weymouth Eagles**

Presented by Mr. Robley. He gave an overview of what the Eagles are involved in for the community. They are requesting \$30,000 for bathroom ADA compliance. He noted that this was the second request. There were no questions.

#### **I. Weymouth School Department**

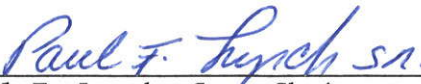
Presented by Howard Leonard. There is still a need to put in fire doors at WJHS. There is a new request for three chair lifts at Johnson School to access entire building and to the second level at the back of school.

Mrs. McElroy wanted to know who will go in after Head Start goes.

Mr. Leonard didn't know.

Meeting adjourned at 8:45PM..

This is to certify that the foregoing is a true and complete statement of all actions and votes taken at this meeting on September 10, 1997.

  
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Paul F. Lynch, Sr., Chairman

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