

Minutes of the Planning Board held on September 16, 2003 at 7:30 P.M. in the Town Council Chambers of Town Hall

Present: Paul Dillon, Chairman, Paul Hurley, Scott Curry, Walter Flynn and Mary Akoury

Staff: Rod Fuqua, Principal Planner

Meeting called to order at 7:30 P.M.

MINUTES

10/01/02, 4/15/03, 6/17/03 and 8/19/03

Motion by Mr. Flynn seconded by Mr. Curry to approve the minutes as presented. SO VOTED

Rocco V. DiFazio representing Kevin Spano
Pleasantview Avenue
Sheet 12, Block 150, Lot 13
Zoning: R-1

Request for road conditions.

Mr. Fuqua stated that this is a small section of Pleasantview that goes down to the MBTA lot. In the past the Board has required extending the existing roadway with the same cross section, extending the edges of the road and any sidewalks. Also, to extend the water and sewer if necessary, to provide a storm drain within that section of the roadway extension. Once the Board receives the plan, it would be routed out for review to the Engineering Div. of the DPW before voting on the roadway conditions.

OTHER BUSINESS

Form A Plans

Main Street, Sheet 57, Block 624, Lots 13 & 28
There are two houses on property and the owner wants to subdivide

Motion by Mr. Flynn seconded by Mr. Curry to endorse the Form A. SO VOTED.

Myrtle/School Street, Sheet 23, Block 311, Lot 13
This is a small property of 90,000 sq. ft. with two houses. It can be subdivided into two lots and does not require zoning. Each house will be on its own lot.

Motion by Mr. Flynn seconded by Mr. Curry to endorse the Form A. SO VOTED.

Chelsea Way – off Thicket St.

This piece of property is in taxation. The Town had the option to take it. The applicant has agreed to this Form A and will keep one lot. Lots 4B, 2 and 3 will be deeded to the Town of Wey. Lot 4A will be combined with the existing lots.

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Motion by Mr. Flynn seconded by Mr. Curry to endorse the Form A. SO VOTED.

Zoning Update

The Board had taken the zoning and converted the uses in all districts into a format. Comments have been received from the Planning Board as well as the technical review. The Consultant is consolidating the information and the updates will be coming in Oct., Nov. and Dec. The zoning change for the Weymouth Landing area has been voted by the Council and is official.

Capital Budget Update and Schedule

Today, requests went out to the department heads by paper and E-mail. The Capital Improvements were voted on the beginning of this year. Mr. Fuqua has taken pictures of some of the capital budget projects.

PUBLIC HEARING – 7:45 P.M.

Lamont Healy, representing H. Peter Jouchmans, Trustee for Cavern Rock Realty Trust
The Locus is between number 16 and 36 Oak Cliff Road – Wing Lane
Sheet 30, Block 396, Lots 4 and 35
Zoning: R-1

Definitive subdivision plan creating four (4) new buildable lots

Motion by Mr. Curry seconded by Mr. Flynn to open the Public Hearing. SO VOTED.

For purposes of clarification, Mr. Fuqua said this property is set between houses #16 and #36 and does not include any of #16. The people at #16 also own a piece of vacant property in between #16 & #36. There is an easement on the property.

Mr. Flynn read the Notice of Public Hearing.

Attorney Gregory Galvin of 775 Pleasant Street is representing the applicant along with the applicant's Engineer/Land Surveyor, Mr. Lamont Healy. The lots all conform to the Town's zoning. The road passes over a portion of Stanley Rozanski land. Mr. Galvin said they are in the process of entering into an agreement with Mr. Rozanski. With Mr. Rozanski's agreement, the parcel shown on the Assessor's map as an easement area, would become part of Mr. Jouchman's property.

Mr. Healy stated that the proposal is designed to drain the upper portion of the cul-de-sac into a pair of catch basins. The plan shows the building set back lines.

Mr. Hurley is concerned with the increased runoff for that area.

Mr. Healy stated that the storm center is designed to take out the pollutants. The amount of increase and peak flow is relatively small. A small runoff is retained on the site. Soil tests were taken and the soil is not conducive to leaching. It would be better to have the water go back into the wetland. The water would be allowed to perk by the time it got to the wetland. They need to go to the Conservation Commission.

Mr. Hurley asked if the only waiver before the Board was the intersection? Mr. Healy said he would like a sidewalk. He will put this request in writing.

Mr. Curry said there is a lot of ledge on the lots and asked if they would be blasting?

Mr. Healy said it would depend on the house location.

Mr. Curry asked if the 12" drain was coming down to Oakcliff. Mr. Healy said it would be picking up the basins at the end of the street.

Discussion ensued relative to the drain size and traffic.

Mr. Fuqua stated that there were twelve (12) conditions on the preliminary plan. He read the conditions.

Mr. Fuqua read the comments from the other departments.

Mr. Fuqua said that the applicant is asking for the waiver on the roadway and asked what angle are you coming in at now? Mr. Healy said 57% which is slightly less than the 60% required. The radius of the cul-de-sac is 100 ft.

Mr. Fuqua explained that the DPW and the Traffic Engineer have come up with a cul-de-sac layout where the right of way would be 100 ft. in diameter – 90 ft. for paving and the center of the cul-de-sac would have an island that would be 10 ft. in radius.

Councilor Matthews said that the residents had concerns about the drainage issues. This is an elevated area on rock ledge and some of the residents get flooded. They are afraid of the blasting issues. All the storm drains on Overlook, Oakcliff and Chapman Streets go into Whitmans Pond. Traffic is another area of concern.

Discussion ensued with several residents expressing their concerns with regard to drainage, blasting and size of the pipes. Other concerns were that the area is not cleaned, people are living in a travel trailer and there is a storage trailer on the property.

The owner of 16 Oakcliff Road said that every time Mr. Jouchmans has his land surveyed he comes 3 ft. further into his yard. His surveyor comes up with the right counts.

Mr. Flynn read a letter from Michael Joseph of 103 Westminster Road.

Mr. Cunningham spoke to the national environment of the area.

The blasting issue was brought up again. Mr. Dillon explained the procedure.

Mr. Curry asked the applicant to look into the drainage problem that has occurred since the back lot was backfilled. Mr. Galvin said he would report back to the Board.

Mrs. Akoury stated there were concerns that a fire truck could not get up Oakcliff because of the steep hill. She asked to have some input from the Fire Dept.

Mr. Flynn stated that there were several comments made about the drainage issues. He thinks that the DPW needs to look at the drainage issues for this whole area.

Mr. Galvin asked that an extension be granted to November 1, 2003. He will put his request in writing.

Motion by Mr. Curry seconded by Mr. Flynn to continue the Public Hearing to October 15, 2003 at 7:45 P.M. at 75 Middle Street. SO VOTED

PUBLIC HEARING

Andrew J. Dignan/A.J.D. Realty Trust
Off Westminster Road
Sheets 27 and 31, Block 350, Lot 34 and Block 351, Lots 1, 2, 3, and 11
Zoning: R-1

Definitive subdivision plan for a nine (9) lot single family subdivision

John Keegan of Sitec Engineering is the Engineer on this project.

Motion by Mr. Curry seconded by Mr. Flynn to open the Public Hearing. SO VOTED.

Motion by Mr. Curry seconded by Mr. Flynn to waive the reading of the Notice of Public Hearing.
SO VOTED.

Mr. Keegan said there will be nine buildable lots of homes. Two sections of the roadway would have to be constructed. Each section of roadway would be a cul-d-sac. Utilities would be brought in from Jacobs Lane, Westminster Road and Pleasant St. if necessary. Storm water management has been provided for any increases in peak flows that would occur from a 2, 10 and 100 year storm so that there would be no flooding associated with the development in the future. They are aware of the comments from the DPW.

The DPW would like access to one of the lots from the small private way that comes into roadway A. At the approval of the preliminary subdivision plan the Board had asked that there be no access granted from this private way. Mr. Keegan would like some direction.

Mr. Fuqua said he will have to meet with DPW and review that particular request. The DPW has a lengthy list and most of their issues are technical but they talk about that lot and the lot at 1084 Pleasant St. There is a #1080 shown on the plan. That brings up the question, is that now a short cut out to Pleasant Street?

Mr. Keegan said they do not want to touch nor do they have any control of the private way.

Mt. Hurley stated that Lot 5 on roadway A contains a retention pond and maybe this lot should be left unbuildable. He asked if they had looked at any other alternatives to retention ponds?

Mr. Keegan said he will discuss this with DPW.

In answer to a question from Mr. Flynn with regard to the address change, Mr. Fuqua said the Plan shows 1080 Pleasant and DPW refers to 1084 Pleasant. This piece could be addressed on roadway A. He does not know who owns the right-of-way. He needs to clarify with DPW.

Mrs. Akoury asked about the configuration of the lots.

Mr. Keegan said Lot 1 was not included in the sale of the property. Lot 8 is an odd shaped lot. The lots have not yet been developed.

With regard to the detention pond, Mr. Fuqua asked if it was a wet bottom or a dry bottom?

Mr. Keegan said it would be a dry bottom. He explained that it would be like a cup, filling up and draining out.

Mr. Fuqua would like a cross section of the basin. He also asked how long it would take to drain down from the 100 year level. Mr. Keegan said the pond should empty within 48 to 72 hours.

Discussion ensued relative to the above and the size and depth of the pond.

Mrs. Akoury said the depth of the pond area is very deep and would be dangerous for children. Mr. Dillon said the Board can put a condition on. The pond has a 3-1 slope and is four (4) feet deep.

There was some confusion with regard to the above issue.

Councilor Mathews stated that they had touched on all his issues.

Mr. Cunningham said they were encroaching on a park from two directions.

Lorraine Larabee asked if the water would drain anywhere near the Herring Run?

Mr. Keegan said it may end up in the Herring Run.

Mr. Fuqua said that the issues with the DPW need to be resolved. A question for DPW is the access for one lot. He read the comments from other Town departments.

Mr. Dillon said that we need a clearer understanding of the detention pond – 4 ft. or 9 ft. with the slope.

Mr. Fuqua said at the side where the detention pond abuts the roadway itself, there will be that 9 ft. differential between the roadway and the bottom. On the other sides of the detention basin, there will be 4 ft.

Mr. Hurley said at this point there are no proposed names for roadway A or B. Will roadway B be an extension of Westminster Road or will it have a different name? Westminster Road technically comes through. If it is an extension of Westminster Road, will this create a roadway

that is longer than our subdivision rules and regulations. He is not sure how long Westminster Road is. He also has a question with regard to abandonment.

Mr. Fuqua addressed the abandonment and said it is something that is not possible for the applicant to do.

Motion by Mr. Curry seconded by Mr. Flynn to continue the Public Hearing until October 15th at 8:15 P.M. at the Town Hall. SO VOTED.

Capital Budget Update & Schedule

Mr. Flynn said that when the scheduling notices go out to the departments, have them be prepared to prioritize, at that initial session, their requests.

October 7th Administration - Library, Elder Services and Youth and Family Services
Information Technology (IT) Mr. Fuqua will show the pictures.
Mr. Fuqua will show the pictures he took of the capital budget projects

October 8th Police & Fire

October 21st. DPW

October 22nd School

Mr. Fuqua will make sure they are prioritizing their items. They should be expanding and giving additional clarification i.e. what year they picked and why, what is their justification, and any change in the operating costs. The column left blank will be for comments that should be included.

Discussion continued with regard to the above.

Next regular meeting is October 15, 2003.

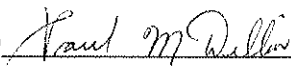
Motion to adjourn. SO VOTED.


Meeting adjourned at 10:00 P.M.

Respectfully submitted,

Annette M. Cignarella
Recording Secretary

APPROVED


Paul Dillon, Chairman


Date