

Planning Board Minutes
September 18, 2000 – DPW Building

Present: Paul Dillon, Chairman
Paul Hurley, Vice Chairman
Jody Lehrer, Clerk
Scott Curry
Karen DeTellis

James Clarke, Director of Planning and Community Development
Roderick M. Fuqua, Principal Planner
Elizabeth D. Neil, Community Development Coordinator

Mr. Clarke opened the meeting at 7:30 P.M. Under the new form of government, it has taken longer than anticipated, but we now have five Planning Board members and they have been approved by the Town Council. He asked the members to introduce themselves.

1. Organization

Mr. Clarke opened the floor for nominations for Chairman.

Mr. Curry nominated Paul Dillon. Ms. Lehrer seconded.

With no other nominations, Mr. Clarke closed the nominations.

It was UNANIMOUSLY VOTED to elect Paul Dillon as Chairman.

Mr. Dillon opened the floor for nominations for Vice Chairman.

Mr. Curry nominated Paul Hurley for Vice Chairman. Ms. DeTellis seconded.

With no other nominations, Mr. Dillon closed the nominations.

It was UNANIMOUSLY VOTED to elect Paul Hurley as Vice Chairman.

Mr. Dillon opened the floor for nominations for Clerk.

Ms. DeTellis nominated Scott Curry for Clerk. Mr. Curry declined the nomination.

Mr. Curry nominated Jody Lehrer for Clerk. Ms. DeTellis seconded.

With no other nominations, Mr. Dillon closed the nominations.

It was UNANIMOUSLY VOTED to elect Jody Lehrer as Clerk.

2. Subdivision Bonds

- Gallway Road

Mr. Clarke stated that Gallway Road was approved the end of last year and is located off Pond Street. It is a small subdivision with a cul-de-sac. Mr. Fuqua has prepared a bond amount that covers all work required on the subdivision. The staff's recommendation is to set the bond at \$93,450.

Mr. Clarke explained the process for bonds and stated that they can be reduced periodically based on work completed.

Upon motion made by Mr. Hurley and seconded by Mr. Curry, it was:

UNANIMOUSLY VOTED: to set the bond for Gallway Road at \$93,450.

- Jessica Lane

Mr. Clarke stated that this subdivision is located in South Weymouth and is just about completed. Currently there is a bond of \$12,475 and it is the staff's recommendation based on work remaining that the bond be reduced to \$1,000.

Upon motion made by Ms. DeTellis and seconded by Mr. Curry, it was:

UNANIMOUSLY VOTED: to reduce the bond from \$12,475 to \$1,000 for Jessica Lane.

- Cranberry Road

Mr. Clarke stated that Cranberry Road is a one lot subdivision located in the Landing off Pierce Road. Most of the work is completed, but it is the recommendation of the staff that no action be taken this evening on this bond.

3. Form A Plan – off Wessagusset Road

Mr. Clarke stated that Form A Plans are also known as Approval under Subdivision Control Law not Required. He explained what a Form A Plan was. They are generally either reconfiguration of lots, combining of lots or creation of lots on public ways or ways that the Planning Board determines have adequate width and construction to handle the newly created lot or the lot is on an approved subdivision plan. He stated that there is something that he will discuss with the Board later. Under the new ordinance there is a provision for the Board to transfer responsibility for endorsing to the Planning Director.

Mr. Clarke stated that this Form A Plan is on Wessagusset Road and there are a couple of small houses on these small lots. As the Board can see from the note on the plan, the two homes are going to be combined after the lots are combined. This plan will not be creating any new house lots and he recommends approval.

Upon motion made by Ms. DeTellis and seconded by Ms. Lehrer, it was:

UNANIMOUSLY VOTED: to approve the Form A Plan for Wessagusset Road.

4. Public Hearing – 7:45 P.M.

Petr: Weymouth Redevelopment Authority

Locus: Woodside Path

Sheet 34, Blocks 434, 380 and 383

Zoning: R-1

Definitive plan to make roadway and utility improvements over Woodside Path, Dell Path and a portion of Wycliffe Street. A connector road is also proposed from the intersection of Dell Path and Wycliffe Street running westerly and northerly to the southernmost end of Lane Avenue, extending to the intersection of Lane Avenue and St. Margaret Street.

Upon motion made by Mr. Hurley and seconded by Mr. Curry, it was:

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

At the Chairman's request the Clerk read the public hearing notice.

Mr. Fuqua stated that he is the Principal Planner and also the project manager. He introduced members of the Redevelopment Authority. Ms. Neil is the Community Development Coordinator and is also involved in this project. Mistry Associates are the engineering company who are charged with the design of the roadway, utility and survey work. They are not here yet so he will make a brief presentation.

Mr. Fuqua stated that he will ask the Board if they have any technical questions that they hold them and he will ask for a continuation of the hearing.

Mr. Fuqua stated that this project is located around the south cove of Whitman's Pond. It is south of Washington Street. The access comes in off Washington Street via Lane Avenue and crosses the intersection of St. Margaret Street. The area is located behind Mediplex Nursing Home and extends over westerly the unpaved portions of Woodside Path. He pointed out the location of the project on the map and the proposed roadway.

Mr. Fuqua explained the current existing conditions in the area. Woodside Path, Dell Path and Wycliffe Road currently exist today. They are unimproved dirt roads. There is water service available and there is some sewer service in the area on Woodside Path. The unpaved roadway continues out to St. Margaret Street. This is the current travel path used by the residents in what he will refer to as the Woodside Path neighborhood. They currently exit through St. Margaret Street and Lane Avenue. For the proposal for the road going over to Lane Avenue, this is all the back portion of Mediplex Nursing Home. There are some improvements along the edge. This is the back part of their driveway. Some of this is open and some of it is treed area. It goes between two seasonal wetlands. Lane

Avenue is paved past the last house and there is a walkway that goes over to Seach School and is used by the school children. The roadway, as it is proposed, shows road improvements coming off of St. Margaret Street. There is a sidewalk proposed coming down from the intersection of St. Margaret Street and links up with the paved walkway to Seach School. Along the edge of the roadway, it shows pavement for the entire length of it. There are two cutouts, commonly referred to as hammerhead turnarounds in this area so it allows vehicles on either end of the existing Woodside Path a chance to turn around. He explained the drainage. About half of the drainage comes down and is picked up by interceptors and flows out to the seasonal pond east of the new roadway. The area up in the Woodside Path area comes down hill and is picked up in a detention basin and then is allowed to overflow out into the South Cove of Whitman's Pond. There are some water utilities there are proposed. Currently Woodside Path is served by a 4" water line so an 8" water line would be provided and that water line would be looped through to St. Margaret Street. In this particular case, the area is sewer. The sewer is gravity feed down to a sewer pump station and then it is pumped by force main out to gravity flow by this unnamed roadway. The only change to the sewer section is that there is a house at 10 Wycliffe and there will be some improvements made so that this house does have the availability to hook up to sewer. Along the edge of the Mediplex property there is a proposal for a wooden guardrail to make sure that this does not become a second access or means of egress through the Mediplex property. There is an emergency gate that is proposed that would allow emergency vehicles the ability to access here if for some reason Performance Drive is blocked. Mr. Fuqua stated that the former Planning Board required that the houses in this area be hooked up with sewer because of South Cove and that area being used for water supply purposes.

Mr. Fuqua explained the profile of the roadway. The plan is to match as closely as possible the existing grades and minimize any disruption. The final issue on the plan gives the typical details for the water utilities and sewer facilities as well as giving storm drain details.

Mr. Fuqua turned the meeting over to the Board for any questions they may have.

Mr. Hurley stated that some of his questions would be on the technical side. He asked if water would be upgraded as well as utility improvements. He asked about any flooding in the area that would be addressed with the drainage. Mr. Fuqua replied that first on sewer, there is minimal change on the sewer in the area. The only change is at 10 Wycliffe Street. The proposal is to link up the gravity feed and that would allow this house to connect to the sewer.

Mr. Hurley asked if it was correct that at this particular time those houses are not sewer and this proposal will make it available. Mr. Fuqua replied that sewer is available on Woodside Path and a lot of those houses have connected and they have been talking to the other residents about hooking up to sewer. Several of them have hooked up already.

Mr. Fuqua stated that in terms of the water, there is an existing 4" water line in the area on Woodside Path and that will be replaced by an 8" water line. The 8" water line will be

connected over to Lane Avenue. The 4" line that is in place will be abandoned and the homes that are currently on Woodside Path, their house service will be switched from the 4" line to the 8" line. Regarding the stormwater system, currently there is no stormwater system for the existing roadway that is in place so the system will put in place through catch basins and then to a detention basin. He noted that Mistry Associates will be filing with the Conservation Commission for those areas where the drainage comes out into the wetland area and are subject to Conservation review.

Mr. Hurley stated that for the Board and people in the audience this kind of a subdivision is kind of unique to us because when we look at normal subdivisions, this is more of an improvement than a subdivision. Usually we are looking at creating lots and he does not believe we are creating any lots. This is more of an improvement to the area.

Mr. Fuqua stated that there are no new buildable lots that are being created. There are two existing lots that are vacant lots. He pointed out those two lots. Those lots exist today and are buildable lots. The roadway conditions will not create any additional potential for houses. The only possibility is the long narrow lot which he pointed out. Someone at some point in time could go to the Board of Zoning Appeals, but at this time the proposal is not to create any additional buildable lots. Probably a condition that we would look at on the plan is that this plan is not proposed for any additional buildable lots so that at some time it goes to the Board of Zoning Appeals there is a record that the intent of these improvements was not to increase the density of the area.

Mr. Curry asked if there will be any improvements to Lane Avenue. Mr. Fuqua replied that Lane Avenue will be resurfaced and a sidewalk is proposed to link up for access to Seach School. There is no proposal for anything on the other side of St. Margaret Street. This particular area is very narrow and there is very little that can be added to that road. Mr. Curry asked if there will be a walkway put in for access to the school. Mr. Fuqua replied that there is a walkway. The proposal is to take that sidewalk that comes up from Seach School and bring it all the way up to St. Margaret Street.

Ms. DeTellis asked Mr. Fuqua to talk about the takings. Mr. Fuqua replied that this proposal would require the Redevelopment Authority to make some takings. The area on the map that is shaded shows the takings. The bulk of the taking is on the Mediplex property. The other takings are on Lane Avenue. There is a strip of land that would be required for taking for the sidewalk. There are also takings proposed for the two turnarounds on either end of Woodside Path and a taking for an easement for the detention basin.

Mr. Curry asked if on the takings will the homeowners still have enough frontage. Mr. Fuqua replied that those lots are narrow. The lot at the corner of Lane Avenue and St. Margaret Street does not have a deep front yard and there are some issues with the driveway so that will have to be reviewed and looked at. He has spoken with the engineer and the engineer is willing to go out and stake the property. He will meet with the homeowner to see if there is something that can be worked out.

Mr. Dillon asked if it was correct that the existing Lane Avenue from Washington Street is 18' wide. Mr. Fuqua replied that is approximately 18' wide. Mr. Dillon asked if it was correct that the new existing from Lane Avenue into Woodside Path will be 18'. Mr. Fuqua replied that where the existing Lane Avenue is they have matched the existing and then for the rest of the length it will be a 20' wide roadway. Mr. Dillon asked about Woodside Path. Mr. Fuqua replied that will be 20'.

Mr. Dillon asked if there is much of a back up along Lane Avenue where parents park waiting to pick up children. Mr. Fuqua replied that is an issue that has come up. Last year there were six cars and this year there is one car parked there so he would say that the stacking of cars there is going to be on a cycle depending on who is picking their kids up. Mr. Dillon stated that the proposed hammerhead would help that issue. Mr. Fuqua replied in the affirmative. The hammerhead will allow cars to turn around and exit in a forward manner.

Mr. Dillon asked the Chairman of the Redevelopment Authority to comment on the plan.

Mr. Joseph Curran stated that there has been a lot of time spent on the development of the plan. The Authority as well as the Planning Department have put a lot of thought into it and there has been a lot of community input into the plan. The alternatives looked at were not viable alternatives to create a road. The Redevelopment Authority concurs with the proposal that Mistry Associates has come up with.

Mr. Dillon asked for comments from the staff.

Mr. Clarke stated that the plan was sent to various town departments for their comments. He reviewed the comments submitted from the Fire Department, Tax Office and DPW. Verbally Conservation has said that there must be a filing with Conservation.

Mr. Dillon opened the meeting for comments from the public.

Mr. John Burke, 63 Lane Avenue, stated that his property is on the corner of Lane Avenue and St. Margaret Street. He will lose approximately 6' of frontage. He understands the need for the project. However, the issue that he is having right now has to do with the intersection itself. The intersection has very low visibility and there are a lot of kids playing there. He is very concerned with increased traffic and with the addition of the hammerhead, people are going to start using that. Just because it is open, they will get people coming down there dropping off children for school. Besides his property taking, the opening of the tree line to the nursing home is another issue because it provided a natural screening for them. That is a major issue because if opened, it will look like an industrial area and they will also hear noise coming from that area.. Regarding the road, he asked if there is any way that the road can be scaled down. He asked when kids are dropped off at the beginning of Lane Avenue - why not build the sidewalk all the way down.

Mr. Clarke commented that he thinks Mr. Burke has made several interesting suggestions and he doesn't think that will impact the project and they are certainly more than willing to work with him and a couple of the neighbors that are around that intersection to see what we can do.

Ms. Peg Wilson, Woodside Path, stated that years ago they paid to have that water line put in. Will they have to pay again to enlarge the water line. Mr. Fuqua replied that they would not have to pay for the new water line.

Mr. Derek Stearns, Woodside Path, asked about light poles and if there would be additional light poles because it is very dark in the evening. Mr. Fuqua replied that the plan has been referred to the Street Lighting Committee but at this time we have not received any comment back on a recommendation from the Street Lighting Committee. At this time there are existing street lights that are on Woodside Path. They will look at similar lighting for the project area.

Mr. Stearns stated that regarding the new road, he supports Mr. Burke's concern with industrial sound and appearance of the new road coming around the corner. He would hope that the town might be able to plant some trees or adjust the road in some way so that it wouldn't be right up to the dumpsters and right up to the complex.

Mr. Clarke asked Mr. Stearns if there were specific areas where he felt additional lighting was needed. Mr. Stearns replied that the area of Wycliffe and Dell Path, that area is very dark. Also right in front of his property there is a pole but it gives off very little light. It is just a very dark area, and his home was broken into once. It seems to him that there needs to be a few more lights in the area.

Ms. Katie Heyl, Wycliffe Street, stated that she understands Mr. Burke's concerns. She concurs. They don't want to look out at an industrial park either. Regarding the safety of the children, her concern is that she doesn't understand why people use that area to drop their children off. There should be a no parking or something put there so that people don't use that road for dropping off and picking up children. Regarding emergency access to Mediplex, she would have a lot of concerns because she does not want to see emergency vehicles using the road because as it is the road is barely wide enough for two cars to get through. If they had to deal with emergency vehicles, she really would like to be assured that it would only be the case where other access was shut down. Mr. Clarke replied that is exactly what it would be. It would only be if for some reason Performance Drive or the access to the front of the building was not open, or if there was a fire and the Fire Department wanted to get at it from two directions. Public safety vehicles would like to have the option there for emergency access.

Ms. Helen Johnstone, 70 Lane Avenue, stated that she has concerns about the turnaround and trees being cut and looking at the nursing home.

Mr. Paul Truby stated that Mr. Fuqua said that there may be a variance requested. He doesn't think that he should have to go to the expense of a variance since there is a taking

by the town. He lot is being reduced in total area. He had two buildable lots which are now being reduced in area because of the taking by the town.

Mr. Fuqua stated that the triangular piece will be a buildable lot. If the taking for the turnaround drops the lot below 25,000 square feet, it is a taking by the Redevelopment Authority for public purposes, and will not render the lot unbuildable. The other parcel is not 50,000 square feet now so it could not be subdivided into two lots without going to the Board of Appeals. As far as the taking for the turnaround and for an easement for the detention basin, under the takings process there will be an appraisal and a value put on there so it won't be a taking without compensation. Mr. Truby stated that the lot was over 50,000 square feet before the taking for the pump station. Mr. Fuqua replied that was before the Redevelopment Authority got involved. The parcel is approximately 48,000 – 49,000 square feet now.

Upon motion made by Mr. Hurley and seconded by Mr. Curry, it was:

UNANIMOUSLY VOTED: to continue the public hearing to October 2, 2000 at 8:00 P.M. at the DPW.

Mr. Clarke stated that questions and concerns have been raised this evening. Mr. Burke has raised three or four issues and we will try to have some responses to them by the next meeting. Mr. Stearns mentioned lights and we will try to have that response back from the Street Lighting Committee. It sounds like there are some real issues in the neighborhood that they don't want to have school drop offs, people driving up that street. We will look at an alternative and talk to the School Department to handle that. We will try to get those issues addressed in some manner and then we can discuss them again on October 2nd.

Upon motion made by Mr. Curry and seconded by Mr. Hurley, it was:

UNANIMOUSLY VOTED: to adjourn the meeting at 8:45 P.M.

This is to certify that the foregoing is a true and complete statement of all actions and votes taken at this meeting on September 18, 2000.



Paul M. Dillon, Chairman

8-22-01