

RECEIVED

OCT 15 9 33 AM '98

OFFICE OF TOWN CLERK
WEYMOUTH, MASS.

TOWN OF WEYMOUTH

PLANNING BOARD

MINUTES

There was a Planning Board meeting held on October 6, 1997 at 7:00 P.M. at the Town Hall.

Members present: Paul F. Lynch, Sr., Chairman
Paul Hurley, Sr, Vice-Chairman
Susan Abbott, Clerk
Paul M. Dillon
Mary S. McElroy
Mary Sue Ryan

Staff present: James Clarke, Director of Planning & Community Development
Roderick M. Fuqua, Principal Planner

The meeting was called to order at 7:00 P.M. by Chairman Lynch.

1. Heather Estates - vote to take performance guarantee

Mr. Clarke stated that at the last meeting there was a discussion on the status of the Heather Estates subdivision. We had received correspondence from the attorney for Rockland Trust saying that they wanted to end their association for the subdivision. Mr. Bill Moore, President of the Heather Estates Homeowners Association was present at the meeting. The Board requested that Rockland Trust attend the next Board meeting and they are here tonight.

Mr. Clarke stated that there are some items that need to be completed in the subdivision, two of those are road related, and two other items are related to landscaping, one of those includes the trees that were planted along the walkway from the subdivision road to Ralph Talbot Street, and the last item is landscaping related and is for two trees on each house lot. Mr. Clarke stated that this subdivision was approved in 1989, and has essentially been complete for several years except for these outstanding items. He is hoping to have discussion tonight and reach an agreement as to how we can finalize this.

Mr. Paul Killeen stated that he is an attorney from the law firm of Sherburne, Powers & Needham. He stated that Ann Jacobs from Rockland Trust is also present. Mr. Killeen stated that he thinks their position has been made clear by the correspondence. In April, 1996 there was a letter issued by the Town Engineer to the Principal Planner regarding items remaining in the subdivision. Those items were limited to relatively minor items. Immediately following the issuance of that letter, the bank negotiated with the Board a new

lenders agreement reducing the amount of security to \$5,000. Their concern is that every time they see a new list of what is wrong with this subdivision, it gets longer and longer, and includes more of what he believes are maintenance items - things that have been done once but they are now being asked to do again. The bank finally came to him and said to offer the bond. Items on the April, 1996 list could probably be done for less than the \$5,000 bond. Mr. Killeen stated that they offered the bond some months ago and that is what there are still here to do. If \$2,500 was spent on the road, that would leave \$2,500 for street trees and trees on the walkway, the \$5,000 bond would be more than adequate to handle the whole thing. The bank does not want to undertake to install the trees and then be in an argument with the Board next year. The money is there and it is more than adequate to complete the work.

Mr. Dillon asked if the Board could hear from the person from the bank. Mr. Killeen replied that Ms. Jacobs doesn't have anything else to add.

Mrs. McElroy asked what the estimate was for the road. Mr. Fuqua replied that the last estimate by DPW for all of the road work would cost approximately \$1,000, maybe \$1,500.

Mrs. McElroy stated that the list Mr. Moore gave the Board for trees, etc. was for \$6,000 plus the \$1,500 for road work equals \$7,500. That amount is over the \$5,000 bond that the bank wants to give us. Mrs. McElroy stated that the bank is quibbling over a small amount.

Mrs. Ryan stated that the this development goes back to 1989. She does not believe the residents are knit picking. She believes these are well founded and documented expenses. Rockland Trust is a member of this community. She wants every item accounted for and she feels the bank should pay the full amount. She would never settle for \$5,000.

Mr. Dillon stated that he remembers in 1990/91 when Rockland Trust took over this subdivision from a local developer. Rockland Trust came in front of this Board and pleaded with this Board to waive certain conditions. He thought we were getting into a good partnership with Rockland Trust. He is very disappointed in Rockland Trust. We are talking about \$7,500 and that is cheap money for Rockland Trust.

Mr. Hurley stated that regarding the trees that were planted and died. The company that planted them is responsible, but Rockland Trust is responsible to the people in Heather Estates. He feels it is the responsibility of the bank to perform their duties regardless of the cost. If the bank chooses not to meet their obligations, he will make a motion that the Board pursue this matter.

Mrs. Abbott stated that she believes pay for the work items remaining.

Mr. Lynch stated that the people who live at Heather Estates should have what was promised them. The bank made their money on this development and now they should meet their obligations to complete the work.

Mr. Killeen stated that the bank does care, but we do business like everyone else does in writing with understandings.

Mr. Lynch asked Mr. Killeen if this was his property, would he pursue it. Mr. Killeen replied that he would pursue it against someone he thought was responsible. The bank has replaced the trees. They died from lack of water. The bank cannot water the trees every day. They replaced the trees once and were told they died from lack of water. The April, 1996 list that they all agreed needed to be done involved some hydrants being the wrong color, a water gate, catch basin and a stop sign being upside down. There was nothing about trees at that time. In April of 1996 the Board found that their work had been done. He has not seen a list of work for \$7,500. If there is a list, he would like to see it.

Mrs. McElroy gave Mr. Killeen a copy of the list from the Homeowners Association for \$6,000. The Homeowners list does not include the road work which is approximately \$1,500.

Mrs. Abbott asked if Rockland Trust holds the mortgage for any of the property in Heather Estates. Mr. Killeen replied in the affirmative.

Mr. Clarke stated that we have a list showing \$7,500 in work. His suggestion regarding the trees, is that we get a sign off from the Association and let them decide how many and where to put the trees. He does not want this to come back time and again. He wants closure on this subdivision. For an additional \$2,500 it might be worth our while to reach an agreement.

Mrs. Ryan stated that she does not consider the amount of landscaping as excessive. As far as blaming the drought on the trees dying, evergreens don't die if planted in a responsible manner. She would question the bank's claim that the trees died because of lack of water.

Mr. James O'Neill, Vice President of the Homeowners Association, stated that the trees in the walkway died, but the trees in front of the houses were never put in. He has a letter from an arborist saying that the trees were not planted properly.

Mr. Killeen stated that many people when they borrowed the money to build their house took the money that they were going to use for landscaping and didn't put in trees. The bank put the money up for the trees, but the homeowners chose not to do it.

Mr. Killeen stated that he would like to make this proposal. He is now hearing that there is a finite list that the Homeowners want done. Mr. Clarke wants to give the bank a finite list of things with a finite price. If they can get a release that says not that the Planning Board is going to do this work, but that the Planning Board is giving the Homeowners Association and they are doing the work, then he would recommend it to the bank for the additional \$2,500. It has to be very clear in that documentation - no guarantees, the bank is not doing the work, the bank is done with the subdivision, and with the \$5,000 bond and additional \$2,500, the bank is released from all claims for all time.

Mr. Clarke stated that an agreement needs to be prepared and signed by all three parties.

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

UNANIMOUSLY VOTED: to have the staff prepare an agreement to be signed by the Board, Homeowners Association and Rockland Trust for a total of \$7,500 for work remaining in Heather Estates.

2. Other Business

a. Naval Air Station

Mr. Clarke stated that he wanted to brief the Board on what's going on at the air base. Some information got out prematurely. Tomorrow there is a meeting of the Naval Air Station Planning Committee. They have a Leasing Subcommittee that reviews requests for property at the base. The Leasing Committee is ready to make a recommendation to the full company for the Mills Corporation. There will be a 60 day period where we will look into the Mills Corporation and they will be looking at us. This is about a million and a half square feet of retail. It will probably mean an adjustment in the office/industrial portion which will decrease a little. It is about 200 to 250 acres. The general location is about in the center of the base to the south and east of the main area. They are talking about a \$200 million investment and thousands of jobs. He thinks this would be the catalyst for getting the roadway moving forward. We will still have property adjacent to it that we will be able to develop for recreational purposes and for office and industrial. He feels that if we get this, it will provide a name and destination, and people will then want to be associated with this development. It's a concept that's different. It is a mix of value discount with entertainment. Mr. Clarke stated that there will be another press conference tomorrow morning.

3. Set performance guarantee

a. Holly Estates Extension, Chelsey & Ashley

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

UNANIMOUSLY VOTED: to set the bond at \$41,800 for Holly Estates Extension, Chelsey & Ashley Way, and pending receipt of proper bond to release the covenant.

4. Correspondence

Mrs. Abbott read a letter from Amintha Cinotti to the Planning Board resigning her position as Community Development Coordinator.

Mrs. Abbott read a letter to Elizabeth Durkee from James Clarke offering Ms. Durkee the position of Community Development Coordinator.

5. Public Hearings - 7:45 P.M.

Petr: Welch Healthcare & Retirement Group, & NDNE Assisted Living, Inc.
Locus: off 298 Broad Street (Former Central Jr. High School)
Sheets 17 and 21, Block 220, Lot 2
Zoning: POS

Definitive Subdivision Plan and Special Permit for 70 unit multi-family assisted living complex

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

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

Mrs. Abbott read the public hearing notice for the special permit application.

Mrs. Abbott stated that because she is an abutter, she will excuse herself from taking part in the hearing.

Mr. Fuqua stated that this is actually two hearings that are going to run concurrently. Since the special permit notice was read, it would be appropriate to read the public hearing notice for the subdivision as well.

Mrs. Abbott read the public hearing notice for the definitive subdivision plan.

Mr. Fuqua stated that this is somewhat unique in that there will be two hearings held concurrently. This project is a definitive subdivision application and it is also a special permit application. Both of which require a public hearing under Mass. General Laws. If you review the project and try to separate out issues that are subdivision versus special permit and have two different hearings, there is a tremendous amount of overlap so neither will stand on their own when you read the minutes and try to relate to the project since they are so interrelated. He did review the proposal for holding the two

hearings concurrent. That was reviewed with David Kelly, counsel for the applicant as well as Town Counsel. The two hearings will go on for the subdivision and special permit, but the minutes for both hearings will reflect the entire project as a whole. When the Planning Board closes the public hearing, they will be making two votes - one for the subdivision and one for the special permit.

Mr. David Kelly stated that he is an attorney with Roche, Carens, & DeGiacomo. As stated by staff there are two hearings held concurrently. One an application for a special permit and secondly the subdivision control law application for the subdividing of the property. After discussions with staff and Town Counsel, it made sense to hold joint hearings with two separate decisions. The special permit that is requested here this evening is under a section of the bylaw that deals with the reuse of surplus property. Mr. Kelly read from the bylaw regarding surplus property with regards to intent and purpose. They think they have an innovative design which is a practical reuse of this property which is a former school. They think it's balanced with high standards. They think that safeguards have been provided to protect the abutting properties, with particular appreciation that they abut residential properties. The property was the former Central Junior High School that was abandoned in 1980. Mr. Kelly read from the bylaw with regards to uses allowed. The first use is a building or group of buildings for occupancy of two or more families. That is their use. This is a permitted use by special permit. The use is assisted living and there will be 70 units. Mr. Paul Casale is with him this evening and will describe in detail what assisted living and will go through the site plan. With the statute of the bylaw for reuse of municipal property, you still apply the special permit criteria in Section 120-122.D of the Weymouth Bylaws to determine whether or not the project meets the special permit criteria. In order to approve the special permit the Board will have to make those determinations. Mr. Kelly read the criteria for approval of a special permit. He stated that they believe the Board will make those determinations based on their presentation. In addition to the special permit there is also an application under the subdivision control law. Before the Board is also a definitive plan. They will ask that the Board find that the definitive plan complies with the subdivision control law and the Board's rules and regulations taking into appreciation of the waivers which the applicant has requested and submitted in writing. Waivers are granted pursuant to Chapter 41, Section 81R of the General Laws and also permitted under the subdivision regulations. The applicant will be appearing before the Conservation Commission. There is a slight encroachment within the 100' buffer zone. An interesting issue has arisen regarding parking and he will contact Town Counsel to determine the proper avenue to approach as to whether this Board can grant the parking request. Town Meeting in May increased the required parking for multiple dwellings to two spaces per unit. They are before the Board tonight as a multiple dwelling unit. That would seem to indicate two spaces per unit. As Mr. Casale will point out an assisted

living facility is far more like a nursing home than apartment building. Perhaps out of the 70 units, they might be five residents that actually drive. By code the application would require 140 parking spaces. The plan that they have submitted provides 86 parking spaces. A number of them will be made available to the town by easement to allow for parking on this property for residents of the town. The intent is that there be adequate parking for residents of the town who are attending soccer and little league games. Approximately 50 spaces are dedicated to that use by easement. Those easement restrictions will be in the deed from the town to the applicant so they will run with the land for perpetuity. Also included in the restriction is use restrictions. The deed will restrict the use to assisted living, elderly care and accessory uses. Those will be in the deed and run with the land. In order for those to change, they would have to go to Town Meeting to get a release of those restrictions and then come back to this Board for approval of modification to a special permit. The use will be elderly unless Town Meeting and this Board says otherwise. Mr. Kelly turned the meeting over to Paul Casale with Welch Healthcare and Retirement Group.

Mr. Paul Casale, Vice President of Welch Healthcare and Retirement Group, stated that they are pleased to be here this evening to present to the Board what they feel is a very exciting proposal. He introduced members of the development group - his brothers-in-law Richard and Michael Welch; Ted Tye from National Development of New England; Alfred Wojciechowski from CBT Architects; Theo Kenderman from Geller Associates, Imad Zrein from DeVellis Associates, and Melissa Mintz from Vanasse Hangen Brustlin, Inc..

Mr. Casale stated that their request is for a special permit for 70 units of assisted living. This is a residential option that has recently been developed for senior citizens particularly in Massachusetts over the last three to five years. The Welch Healthcare and Retirement Group is pleased to be presenting this option to Weymouth this evening. He stated that Welch Healthcare and Retirement Group has been in existence since 1949. They are currently operating six skilled nursing facilities. This will be their fifth senior housing project - some assisted living and some for more for people who are able to live totally independent. Mr. Casale stated that they operate the Colonial Nursing and Rehabilitation Center which was opened in 1963, and Colonial Village Apartments which was opened in 1976. They feel they have a long history with the Town of Weymouth and have served the seniors and families of the Town of Weymouth for many years, and they look forward to expanding their scope of services with this assisted living project.

Mr. Casale stated that assisted living is a new option for seniors. Their residents are over 80 years old - 85 years on average, a widow and probably from the local community or has family in the local community. This project is a 70 unit project with 50 one bedroom apartments, 15 studios and 5 two bedroom apartments. The common areas include a dining room, lounge, and

living room, activity spaces for the residents. Each apartment will have a full bath, a kitchenette that would consist of a refrigerator, microwave, sink and cook top surface. Their support services that they provide to make this an assisted living project include 3 meals a day in the dining room, assistance with personal care, medication management available, weekly housekeeping, linen service, activity program, transportation available because very few living in assisted living are still driving, 24 hour staffing, and an emergency call system in each unit.

Mr. Clarke stated that he wants to make it clear to the applicant that since Mrs. Abbott excused herself from the hearing and another member is not present, so there are five Board members hearing this proposal. In order for approval of the special permit, they would need all five members to vote in favor of the application.

Mr. Casale pointed out the rendering of the building. He stated that this is a residential, two story building. The building roof line is broken up so that you would not be looking at one large mass. It looks much like townhouse roofing.

Mr. Casale stated that they have met with the neighbors this past week, and those that were able to see this plan agreed with them that this is a tremendous improvement architecturally over what exists. In order to do this, it requires complete demolition of the Junior High School building. In doing that he feels they are bringing a much better product to the site. It is important to note that the footprint of the existing building covers 98,000 square feet. The building they are proposing will cover only 26,000 square feet so they are reducing the building coverage substantially.

Mr. Casale stated that for the record, an issue that came up at the neighborhood meeting concerned rodent control during demolition. He would like to go on record saying that they will put in place a program of extermination of any rodents that are in the building prior to demolition of the building.

Mr. Casale pointed out Broad Street and the current drive to Central which they will be using as their main drive to the new building. The front door of proposed assisted living residence is about 80' back from the existing Central building. The entrance drive comes in and loops around the front where there is parking for visitors and employees. The service drive goes around to the side. The set back from the property line to the corner of the side of the building is about 80' and is consistent with the building that is there now. They have not infringed on any of the set backs with the new building. They are just as far away from the lot line. The access for the parking they are creating for the fields and the easement is along the driveway which comes down to the rear of the lot and loops over creating 53 new spaces at the present location of the gymnasium. These spaces will be available for the little league

fields and soccer fields. They will be granting an easement for the town over the driveway and for the parking lot. They propose to block the access to Harrington Circle for emergency purposes only. It would be locked with a gate that would be approved by the Fire Department/Building Department. The purpose is to contain the traffic within the site. They have created a series of walking paths all around the building for the residents. Landscaping along the back will be a tree and buffer area. They fully expect that fewer than five residents, at full occupancy, will have cars. At any one time they will have no more than fifteen staff. With a total of thirty-three spaces, they feel it is more than sufficient to cover the parking needs of the employees and the few residents that would have vehicles, and still have ample parking for visitors. Their parking counts and statistics have been borne out in studies they have from their own facilities and studies that have taken place nationally. The need for parking has been documented that one-half space per resident apartment is more than sufficient. The spaces for the soccer/little league fields is an additional fifty-three, so in total they are creating eighty-six spaces on site. In addition to the request for the special permit for the 70 unit assisted living residence, they are requesting subdivision approval. He pointed out the lot lines. There is the main lot for the assisted living facility is approximately one acre. There is a five acre lot that includes the parking area, and the third lot is approximately two acres. They have three lots, the idea being they would like to preserve future flexibility to create an expanded senior care use of the site. If in the future it is determined there is an additional need for housing for seniors who are able to live independently, they would come back to this Board for an amendment to the special permit.

Mr. Casale introduced the project architect, Alfred Wojciechowski who will go over in more detail the architect and layout of the building.

Mr. Alfred Wojciechowski, project architect from CBT Architects, stated that Mr. Casale summarized the building very well. He would like to reinforce the overall philosophy that they employed for this project as well as other assisted living projects, and that is for it to feel very residential. It is clearly a bigger building than a home is, but they take the same attitude for this design as they would for an individual house. They would use the same material as a house such as a slope roof, double hung windows, shutters on the windows, etc. When they designed the actual building, the look is one where there is a central focus like a house. The focus is on the front so it is clearly defined as the front with a lot of glass. There are bay windows for the sitting parlors. The focus of the wrap-around porch is for people to sit on the front porch and watch what's going on. There is a focus on the front so it is clearly identifiable as the front. The side is more modest, similar to a house with less glass area. They liken the building to a rambling New England farm house.

Mr. Casale introduced Melissa Mintz who is a traffic engineer from Vanasse Hangen Brustlin, Inc.

Ms. Melissa Mintz, VHB, stated that they have done a traffic assessment which they have passed out to the members this evening. They had two evaluations which they did for this project. The first was an evaluation of the traffic impacts of this project. The second was an evaluation of the parking needs, not only for this project, but also for the recreational fields that surround or abut this project. They conducted traffic counts out on Broad Street and at the intersections of Broad/Essex, Broad and the site driveway, and Essex and the site driveway to the elderly housing development. On a daily basis on Broad Street, there are approximately 11,000 vehicles passing by the site. During the peak hours between 7:15 and 8:15 in the morning, and 5 and 6 in the evening, there are approximately 800 vehicles that pass by the site on Broad Street. Based on standard information provided by Institute of Transportation Engineers, (ITE) they estimate that the project will generate, in the peak hours, fewer than 15 vehicle trips, and 150 vehicles trips over the course of the entire 24 hours day. That trip generation at this site represents about 1% of the traffic volumes that are already on Broad Street. It is a very minor increase in traffic volumes. Ms. Mintz stated that when the site was used for a school, they estimate that the school generated just under of 700 vehicles trips per day with 220 vehicles trip in the morning peak hour and 160 in the afternoon peak hour. Substantially more traffic was generated by this site when it was used as a school than is anticipated as an assisted living facility. Ms. Mintz stated that they have statistics and studies at nine facilities nationwide averaging about 109 units. That information tells them that you really need about 1 space for every 4 units of residential housing. If you use that ratio with 70 units, they would need about 18 spaces. Thirty-one spaces are proposed to be provided for the exclusive use of the residential facility. They feel they have more than enough parking. The second item they looked at was the parking demand independent of this project. There are the soccer, little league and the recreational fields that are used now and will continue to be used in the future. They talked to many people in the town and got information on not only the schedule for the sports, but also for the number of children that they anticipate for each of the programs. They calculated a parking demand based on worst case information. They assumed it was a Saturday, late summer/early fall when they would have 140 children playing soccer and another 130 showing up for the second round of games, and 160 children showing up to play on the two little league fields. They were assured by the Recreation Department that they don't schedule things that way, but they decided to take the worst case scenario. They assumed a total of 320 children were at the field for sports activity. They assumed, conservatively, about 1½ children per vehicle. They came up with a parking demand during that critical time period of 210 parking spaces. The information they found out from the Park and Recreation Department is that on the existing tennis courts they are planning to construct 30 parking spaces. For the lot behind the Weymouth Housing Authority, they are proposing to construct 120 parking spaces. There will be 53 parking spaces on this site that on nights and

weekends can be utilized by the public for the use of the recreational fields. That parking supply adds up to 213 parking spaces so even in that critical time period there will be ample parking for the recreational fields.

Ms. Mintz stated that in summary, this project is a very low traffic generator. There will be a negligible increase in existing traffic. They have looked at available sight distance at the site drive on Broad Street and found there is more than adequate sight distance for people coming and going to view traffic and they feel the site has been designed in a safe and efficient manner and that with the parking projections that are proposed there will be ample parking for the community as well as for the assisted living residences.

Mr. Lynch asked if the staff had any questions or comments.

Mr. Fuqua stated that this is a project that has gone through by the School Reuse Committee and this is the proposal that was accepted by the School Reuse Committee. Throughout that process there were site and design guidelines that were included as part of the sale and the reuse of the property. Those factors have been incorporated into the design and that has a lot to do with the layout that is before the Board such as buffers for the neighborhood, focusing the access so that it is using the Broad Street entrance which is the traditional entrance to the site, and also limiting any further expansion beyond the existing footprint of the building and parking that is on site. As an overview there are soccer and baseball fields that are attached to the Central property. Those were separated from the site and turned over to the jurisdiction of the Park Department. This particular property is only dealing with the building and site drives around it. The soccer fields and baseball fields are not for sale and remain under the jurisdiction of the Park Commission.

Mr. Fuqua stated that the proposal has been sent out to departments for their review. He read the comments received from DPW, Tax Collector and the Fire Department. Mr. Fuqua stated that permits that would be required have been determined to be the definitive subdivision plan, special permit through the Planning Board, sewer extension permit, request for determination through the Conservation Commission. Conservation has responded that they have applied for that request for determination. A notice of intent and a local wetland filing would be required if that is a requirement based on the request for determination through Conservation. Also required is a building permit through the Building Department and a road opening permit through the DPW if there is any work done within the Board Street right of way.

Mr. Fuqua stated that plans were delivered to the Park Department and they are aware of the work in terms of providing the 50 spaces. In talking to Aaron Stump, Director of Parks and Recreation, the Park Department is pursuing work within the tennis courts in terms of using some or all of it for parking.

That is being worked out through the Park Department and they will probably look at doing some of that work while this project is being developed.

Mr. Fuqua stated that a copy of the plans were also given to the Weymouth Housing Authority. There is a question where currently you have direct access coming up through Calnan and Harrington into Essex Street. This proposal calls for putting in an emergency gate. Mr. Cimmino, Director of the Housing Authority, has requested that they also allow for snow plows to go down that way. There is a hill that comes up Essex Street and it is easier to plow going down the hill. They would like the emergency to be included to allow for plowing access.

Mr. Lynch asked for questions/comments from the Board.

Mr. Dillon stated that he has a problem with employees parking in front of the building. He asked if employees could park in the parking lot that is designated for shared use. Mr. Casale replied in the affirmative.

Mr. Dillon asked if there was going to be any lamp lighting. Mr. Casale replied there is pole lamps all along the road.

Mr. Dillon asked if the lighting would be sodium vapor. Mr. Wojciechowski replied in the affirmative.

Mr. Dillon asked about the type of heat. Mr. Casale replied there would be one central heating system.

Mr. Dillon asked if central air conditioning was proposed. Mr. Wojciechowski replied that each unit would have individual air conditioning.

Mr. Dillon asked about the color of the building. Mr. Wojciechowski replied that they were thinking of white, cream or taupe.

Mr. Dillon asked about shutters on the building. Mr. Wojciechowski replied that there would be shutters on the front and side of the building.

Mr. Dillon stated that with regards to traffic, the traffic consultant did not make reference to a very dangerous intersection at Spring/Broad Streets. He recommended that the traffic consultant take a look at that intersection.

Mr. Dillon asked about the 120 parking spaces behind the Housing Authority building on Essex Street, and who is proposing those spaces. Mr. Fuqua replied that parking on the Annex site where the Housing Authority is location is something that the School Reuse Committee has looked at. The School Reuse Committee is in the process of reviewing that with the Soccer Association. There was money that was set aside for improvements in the area

in the sale of Central. That work will be done under the Selectmen and DPW working with the Soccer Association.

Mr. Dillon asked if it was correct that the name of the facility will be Weymouth Assisted Living. Mr. Casale replied that the name may change. Mr. Dillon stated that he hopes the names does change.

Mr. Dillon asked about the type of free standing sign is proposed for the entrance. Mr. Ted Tye replied that the intent is to work with the town with regards to the sign, but they are looking to keep the sign in the same place as the existing sign is. Mr. Dillon stated that a wooden, carved signed would be nice.

Mr. Dillon stated that basically he is concerned that employees park at the back of the building, and they check out the Spring/Broad Street intersection.

Mrs. Ryan asked if the Weymouth Housing Authority was notified of the hearing, and if there is anyone present from the Housing Authority.

Mrs. Ryan stated that she is surprised that they are going to completely cut off Harrington Circle. There really is a severe parking problem there. She asked why they want to close it off. Mr. Casale replied that in looking at blocking it off, they felt it would provide better security. In terms of providing parking, they don't think it is their responsibility to provide parking for the Housing Authority.

Mrs. Ryan asked about the breakdown in units. Mr. Casale replied that there will be 50 one bedroom units, 15 studios, and 5 two bedroom units.

Mrs. Ryan asked if the residents are beyond driving. Mr. Casale replied that typically residents would be living at home alone, they have reached a point in their lives where there are changes taking place. They are probably not driving at this point. He explained the difference between assisted living and a retirement community.

Mrs. Ryan asked if it was correct that there will be 50 units with kitchen facilities the people will be able to cook their meals.. Mr. Casale replied that everyone will pay for three meals a day in the central dining room. The kitchen is a cooktop surface, a microwave and small refrigerator. The kitchen facility is really a back up to provide for light cooking.

Mrs. Ryan stated that she does have some concern regarding the amount of parking. Mr. Casale explained that based on their experience, they have more than adequate parking.

Mrs. Ryan asked about the emergency access between the assisted facility and

Calnan/Harrington Circle. Mr. Casale explained the options for emergency access.

Mrs. McElroy stated that she doesn't see why this facility should be responsible for providing access to Calnan/Harrington Circle. Mrs. Ryan replied that Calnan/Harrington Circle abuts this property. She feels we have an obligation to the people at Calnan/Harrington Circle. It is abutting property and she feels it must be considered.

Mrs. Ryan asked about lighting. Mr. Ted Tye explained the lighting plans.

Mrs. Ryan asked how long a duration this project will be. Mr. Casale replied that once they start construction, the project will last about 11 months.

Mr. Hurley stated that he is concerned about the barrier to the abutting property.

Mr. Hurley asked if there would be a full time nurse at the site. Mr. Casale replied that there would be a full time nurse Monday through Friday, but there would not be a physician there on a regular basis.

Mr. Hurley asked about security. Mr. Casale replied that there would be people in the building around the clock, and there is a security system.

Mr. Lynch asked if when the building comes down, will it be fenced. Mr. Tye replied that it is required to be fenced during construction.

Mr. Lynch asked about concrete curbing. Mr. Zrein replied that once you leave the subdivision road, it will be cape cod berm. Mr. Lynch stated that he would like to see it changed from cape cod berm to concrete all around.

Mrs. McElroy asked about the dumpster. Mr. Zrein pointed out the dumpster location which includes a wooden enclosure with a swing gate.

Mr. Dillon asked if they were aware that the Board will probably restrict deliver service to the site between 10 in the evening and 7 in the morning.

Mr. Dillon asked if it was correct that the road is approximately 1200' from Broad Street to the back parking lot. Mr. Zrein replied in the affirmative.

Mr. Dillon asked about their fire protection system in the building. Mr. Wojciechowski explained the fire protection system.

Mr. Lynch opened the floor for questions/comments from the public.

Mrs. Abbott stated that she is an abutter to the property. She has a questions

regarding demolition.

Mr. Clarke stated that as an abutter, Mrs. Abbott cannot speak on this matter.

Mr. Steven Marks, Park Commission, 16 Cavern Knoll Way, stated that he has a question on the demolition. He understands there will be a fence surrounding the facility during demolition. He asked what will be done to contain the asbestos inside the building. There are 1,800 children there playing soccer on any given Saturday. Mr. Tye replied that the State has very strict regulations that must be followed regarding asbestos removal, and he explained the procedures that would be followed.

Mr. Marks asked about lighting for the parking areas. Mr. Tye explained the lighting.

Mr. Marks asked about the tennis courts.

Mr. Marks asked if from the parking lot, is there any access to the fields for emergency service. He asked how an ambulance would get to the rear fields. Mr. Wojciechowski replied that is something they have would have to look. Mr. Marks stated that emergency access will be a real concern of the soccer parents.

Mr. Fuqua stated that in terms of the demolition, that goes through the Building Department. In terms of asbestos and rodent control, those are handled through the Board of Health. Demolition permits are routed to the Board of Health for their input. The asbestos is handled through a licensed asbestos contractor, and it has to be sealed from the time they start work until the sealed containers are removed. The Board of Health will do an inventory and determine what kind of rodent control is necessary to take place before any demolition takes place on the building.

Ms. Judy Charron, 40 Bell Road, stated that they are all excited about this project.

Ms. Debrah Hughes, Roosevelt Road, stated that she heard that the parking lot and the tennis courts are on a wish list. Is the parking at the Annex on a wish list also, and are they going to have a problem with parking on Roosevelt Road. Is it written in stone that those places are going to be made into parking lots.

Mr. Fuqua stated that in terms of reuse of the tennis courts, that is something that the Park Commission is going to have to work out in terms of their schedule. The parking lot at the Annex property, there is money that has been set aside through the sale of Central. When that property sells and the money turned over to the town, there will be money that will be used for

improvements at the Annex property. The work has currently been identified.

It has been mapped out by DPW. It has been reviewed by people in the Soccer Association in terms of the scope. In terms of access off Roosevelt Road for emergency access, that beyond the scope of this project. There is an access on Roosevelt Road into the park land.. That access is not being changed or altered in any way.

Ms. Hughes stated that if the parking doesn't come through, residents of abutting streets are going to suffer.

A motion was made by Mr. Dillon and seconded by Mrs. McElroy to close the public hearing at 9:30 P.M.

Mrs. Ryan stated that she is opposed to closing the public hearing.

Mr. Hurley stated that we still have some outstanding issues such as the sign, gate going to Calnan/Harrington Circle.

Mr. Dillon withdrew his motion.

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

VOTED: 5-0-1 (Mrs. Abbott abstained) to continue the public hearing to November 3, 1997 at 8:15 P.M.

(Mrs. Abbott left the meeting at 9:30 P.M.)

6. Public Hearing - 8:30 P.M. (cont.)

Petr: Kenneth C. Ryder

Locus: Plymouth and Shubert Roads, off Sanderson Avenue
Sheet 31, Block 404, Lots 18 and 19

Zoning: R-1

Definitive plan for three (3) lot subdivision

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

UNANIMOUSLY VOTED: to continue the public hearing at 9:35 P.M.

Present were Kenneth Ryder, applicant; and Scott Arnold from C. F. Arnold Associates.

Mr. Scott Arnold stated that they are before the Board tonight seeking approval of a definitive plan. The property is located off Plymouth and Shubert Roads. Both roads intersect Sanderson Avenue which is off Pleasant Street. The property is zoned R-1 and is not within the Watershed Protection District.

Because the preliminary plan was submitted prior to the recent zoning change, the lot area required is 15,000 square feet. They are proposing to divide the property into 3 lots. Lots A & B have frontage on Plymouth Road and Lot C fronts on Shubert Road. The applicant is only proposing to make improvements to Plymouth Road, and therefore Lot C would not be buildable. Both Plymouth and Shubert Roads are existing rights of way, but at this time they aren't improved. Sanderson Avenue provides access to 7 or 8 residences at this time, and it is unpaved.

Mr. Arnold stated that for this proposal they are proposing to make improvements to Plymouth Road including pavement and to bring in the water and sewer off Sanderson Avenue to service Lots A and B. They have had the site examined by a botanist and there is quite a lot of wetlands on the site. There is also a drainage ditch in the center of the wetlands.

Mr. Arnold stated that sheet 3 shows the plan and profile of the proposed roadway. The pavement would be about 240' in length from Sanderson Avenue. Sheet 3 shows a typical roadway section. They have shown a 20' pavement width that consists of an 8' travel lane and 2' cape cod berm on each side. That is not standard, but they felt that width was adequate to service these two lots. Mr. Arnold stated that sewer and water utilities will be brought in from Sanderson Avenue. The water will be an 8" water main. A fire hydrant is proposed at the end of the new road. The proposed roadway profile is designed to match the existing ground surface as much as possible. The road will slope down grade at Sanderson Avenue. At the low point they have proposed a pair of catch basins and manhole that will collect the runoff from the roadway. An infiltration basin will be located on lots A and B. After the runoff passes through the infiltration basin, it will be conveyed with an outlet to the wetland area. The purpose of the infiltration basin is to absorb any of the excess runoff that results from the added pavement from the driveways and rooftops from the houses. The infiltration system will insure that there will be no added runoff to the wetland than there is today.

Mr. Lynch asked if the staff had any questions/comments.

Mr. Fuqua reviewed comments received from the following departments: DPW, Street Lighting Committee, Board of Health and Police Department.

Mr. Lynch asked if the taxes have been paid. Mr. Fuqua replied that he has not heard back from the Tax Collector.

Mr. Hurley asked if it was correct that the street would be 20' wide with two 8' travel lanes and two 2' cape cod berms. Mr. Arnold replied in the affirmative.

Mr. Hurley asked if it was correct that there is no proposed turnaround. Mr. Arnold replied in the affirmative. He stated that there is not enough room for a

turnaround.

Mr. Hurley asked about Lot C. Mr. Arnold replied that Lot C is not buildable at this time.

Mrs. Ryan asked what an infiltration system was and if there is another example of an infiltration system in town. Mr. Fuqua replied that Fox Plaza has an infiltration system along the front. Essentially an infiltration system functions like a detention basin only it is underground. Water is stored underground and it is allowed to perk out and it has an outlet control structure.

Mrs. Ryan asked Mr. Fuqua if the applicant can arrange this plan so that it meets all of the stipulations from departments. Mr. Fuqua replied that Sgt. Newell has requested a sidewalk. Under our rules and regulations, there is no requirement for a sidewalk. A lot of the comments DPW made related to the construction and design of Shubert Road. That is not a part of this application. All of those concerns are no longer valid on this definitive plan. With regards to concerns over meeting our rules and regulations, you have an existing, laid out way. There is a question as to whether the Board wants the road at 20' outside edge of pavement to outside edge or if the Board wants the road to comply with the rules and regulations which require 24'. The other issue that DPW was looking at concerned making the utility connection at Sanderson Avenue and bringing the pavement out in that particular area. There is some review in terms of how the Board wants to treat Sanderson Avenue. What parts of Sanderson Avenue does the Board want paved, and what would be the impacts of any change in Sanderson Avenue with the existing property.

Mrs. Ryan stated that she cannot believe the condition of Sanderson Avenue. Knowing the condition of that road, she does not see how she could give approval for something off of it.

Mr. Lynch asked the applicant if he would be willing to resurface from Pleasant Street in. Mr. Ryder replied that he knows the condition of Sanderson Avenue is pretty tough. He could grade it and install road gravel.

Mr. Lynch opened the floor for comments/questions from the public.

Mr. Peter Leyva, 1005 Pleasant Street, stated that the rear of his property abuts Plymouth Road. The neighborhood seems to be a neighborhood in transition. A lot of the older couples are selling their houses and moving on, and younger people with children are moving in. He thinks that not having a sidewalk would be an unacceptable safety risk. He is also concerned with water, and his yard becoming a swamp.

Mr. Bill Sevigny, 15 Sanderson Avenue, stated that he has lived in his house

since 1937. He has a couple of concerns. One is that there are no plans to pave Sanderson Avenue. He gets all the rain water now from the west end of Pleasant Street. The water coming down from the east side of Sanderson Avenue runs down Plymouth Road. Mr. Ryder said he would put fill in and level off the road, but that doesn't work. Mr. Sevigny stated that the town puts gravel in every year and grades the road. With regards to Mr. Ryder's proposal for two 8' travel lanes, there is nothing to prohibit Mr. Ryder from putting down two 12' travel lanes. It would make it easier to turn around and would provide better access for emergency vehicles. He is in favor of the subdivision, but he has reservations.

Mr. John Smith, 15 Wood Avenue, stated that he would like to know what will happen to Sanderson Avenue.

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

UNANIMOUSLY VOTED: to continue the public hearing to November 3, 1997 at 9:00 P.M.

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

UNANIMOUSLY VOTED: to adjourn the meeting at 10:05 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 October 6, 1997.



Paul F. Lynch, Sr., Chairman

WEYMOUTH PLANNING BOARD
PUBLIC MEETING – CITIZEN ATTENDANCE

DATE: Oct. 6, 1997
LOCATION: Town Hall

PLEASE PRINT LEGIBLY

NAME	ADDRESS	PHONE #
STEVEN M MARKS	16 CAVAN KNOB WAY	331 4644
AGNES J. LAVOIX	303 ROOSEVELT RD.	335-1886
Alfred Lavoix	171 Commercial St	335-1886
Dorothy MacAskill	211 Roosevelt Rd	337-5899
Deborah MacAskill	211 Roosevelt Rd	331-2382
Judy Channon	40 Bell Rd	337-0518
Judy Kay E. Channon	40 Bell Rd.	337-0518
Douglas W. Mason Jr.	296 Broad St.	331-0972
Linda Mason	296 BROAD ST.	331-0972
Roberta Sweeney	304 Elm Broad St	337-5318
James Sweeney	307 Elm Broad St	337-5318
R. J. Wilson	11 SANDERSON AVE	335-7389
A. J. Sweeney	15 Sanderson Ave	335-7193
EILEEN K. Sweeney	" "	" "
PETER N. LEYVA	1005 PLEASANT ST.	337-5742
Don Broughan	Shubert St	878-1230
John J. Smith	15 Wood Ave	335-5274
Joanne Smith	15 Wood Ave	335-5274
JEAN BELLAMY	33 SANDERSON AVE	335-7606