

**PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
OCTOBER 15, 2003**

The Planning Board of the Town of Weymouth held a public meeting on Wednesday, October 15, 2003, at 7:30 P.M. at Whipple Center Conference Room, 182 Green Street, Weymouth, MA

Present: Paul Dillion, Chairperson
Walter Flynn
Paul Hurley
Mary Akoury
Staff: Rod Fuqua, Principal Planner
James Keefe, Procurement Officer
Recording Secretary: Janet Murray

Paul Dillion called the meeting to order at 7:30 pm. Approval of the minutes was held until the next meeting.

Rod Fuqua informed the Board that Form A for a lot owned by Brady Company at Finnell Drive and West Street has been submitted for subdivision into 2 lots. It is currently in land court. It may need to go before the Board of Zoning Appeals. There will be a site plan review.

Walter Flynn made a MOTION to endorse the subdivision plan and was seconded by Paul Dillion and was UNANIMOUSLY VOTED.

The Capital Budget will be discussed at the next two Planning Board meetings. The Department of Public Works will appear before the Board next Tuesday, October 21, 2003 and the School Department will appear Wednesday, October 22, 2003. The Planning Department staff will consolidate information and comments. Each department has been asked to prioritize their requests and to use the planning numbers.

WING LANE

A MOTION was made by Walter Flynn to open the Public Hearing regarding the request for a 4-lot subdivision off Oak Cliff Road and seconded by Paul Hurley.

The property in question is zoned R-1 and is located between numbers 16 and 36 Oak Cliff Road – Wing Lane on Sheet 30, Block 396, Lots 4 and 35. This is a definitive subdivision plan creating four (4) new buildable lots.

Attorney Gregory Galvin and Lamont Healy, land surveyor represented Mr. Jouchmans, Trustee for Cavern Rock Realty Trust.

Drainage was discussed. Water will drain from the property to a small wetland, then to a larger wetland, and eventually to Elias' Pond. Mr. Healy noted that the project would reduce water runoff towards Westminster Road by approximately 20-25% with the creation of a 25' wide swale.

The Department of Public Works has requested that the water lines be looped. Mr. Healy stated that an agreement regarding the water connection would be made. The intention is to have the

lines brought to Chapman Street from Oak Cliff Road. The town would then connect from the line's end at Chapman to the existing cap. The pipes would be laid down on the ledge and then be covered by 4-5 feet of fill that would be seeded with grass to prevent erosion. The piping will be 8" PVC. Mr. Healy noted that items 1-5 in the DPW letter regarding engineering issues have been corrected.

Because there is only 30" from the soil to the ground water a leeching field will not work for this project. Instead a stormceptor will be utilized for drainage. Mr. Healy claims that the current runoff can get to the existing manhole, bypassing the storm drain.

A line of site easement may be necessary to ensure the 300-350' site distance needed at the proposed street's intersection with Oak Cliff Road. If necessary, Mr. Jouchman will encumber his property with a deed restriction. Pruning may also be necessary on the right of way on each side of Oak Cliff Road. This subdivision will result in the creation of a 300' dead end street.

Mr. Rozanski has entered into an agreement with Mr. Jouchman for a conveyance of fees to allow for the roadway access to the subdivision. The applicant would like to see the subdivision allowed with the road being accepted as a public way. Mr. Rozanski signed the agreement at the time of the hearing. Mr. Galvin will have the documents signed by Mr. Rozanski stamped with the appropriate seals.

A concern regarding access for fire equipment was discussed. Deputy Davis has stated that the new ladder truck will make it in with a small clearance. However, snow or ice could create a problem. Mr. Healy stated that this was the town's responsibility to rectify.

Mr. Healy stated that he has requested a waiver to the requirement to install sidewalks and curbs. It was noted that the plans were not properly labeled indicating the placement of the cape cod berm. The street intersection is not permitted to have an angle less than 60 degrees. Mr. Healy stated that he is requesting a waiver of this requirement, as the angle at the intersection will be 57 degrees. It was noted that the town bylaw mandates that angles be 90 degrees with waivers allowed for 60-89 degree angles.

Mr. Galvin noted that the applicant would need to appear before the Conservation Commission. There appears to be an increase in run off from pre to post construction.

Oak Cliff Road private properties abut a paper street. The water pipes will stay within the right of way.

A retention basin to prevent increased runoff would require a formal amendment process before the Planning Board.

Blasting will not occur on the roadway, but there will be blasting at the road entrance, at the top of the circle, and for the utilities. The site has a large amount of ledge but also has pockets of sand and gravel in between pieces of ledge.

Members of the Board questioned the submitted plans, as details were missing. Final detailed plans will be submitted.

Mr. Dillion then asked if there was any public comment to which there was the following response.

Adrian Sikes of 50 Oak Cliff Road stated that when she purchased her property she was led to believe that the land surrounding her property was conservation land. She noted that the property owner had filled in a gully and had encroached onto other land.

Debbie Doolittle of 111 Westminster Road stated that work done on the applicant's property last year changed the flow of water from his property thru hers.

Town Councilor Art Mathews questioned if placing water pipes directly on ledge would result in the pipes freezing more frequently. He also noted that Oak Cliff Road is presently a narrow street without enough room for 2 cars to negotiate the road at the same time. He also expressed concern about the amount of blasting that will be necessary.

David Cataloni of 71 Oak Cliff Road noted that Oak Cliff Road down to Chapman Road, is a private way. He stated that a manhole was never built in front of his home.

Charles Jones of 50 Oak Cliff Road stated that he was concerned about flooding and drainage and the likelihood of erosion on a steep hill.

Frank Younie of 16 Oak Cliff Road noted that Oak Cliff Road is in poor shape. He also commented that there is all ledge on the proposed street.

Dan Murphy of 107 Westminster Road noted that a brook which ran beside his house is now gone. It disappeared after fill was placed on the applicant's property.

Michael Joseph of 103 Westminster Road stated that all of the homes on Westminster were built on ledge and that he is concerned with the effects of blasting.

There being no further public comments, a MOTION was made by Mary Akoury to close the public hearing and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

After further discussion amongst Board members, an extension was requested until November 21, 2003. The Board will meet again on November 18, 2003.

A MOTION was made by Walter Flynn to take this matter UNDER ADVISEMENT until November 18, 2003 and was seconded by Mary Akoury and UNANIMOUSLY VOTED.

OFF WESTMINSTER ROAD

The property in question is zoned R-1 and is located off Westminster Road on Sheets 27 and 31, Block 350, Lots 34 and Block 351, Lots 1, 2, 3, and 11. This is a definitive subdivision plan creating nine-lot single-family subdivision.

John Keegan of Sitec spoke on behalf of Andrew J. Dignan/A.J.D. Realty Trust.

The subdivision will have a surface pond. This detention basin would have a 4 to 1 slope. Water runoff flows to Pleasant Street and then to the Herring Run. A stormceptor will flow out to the wetlands. There will be no diversion of the water flow.

A notice of intent will be filed with the Conservation Commission.

A waiver for sidewalks is being requested. It was strongly suggested by the Board that there be a sidewalk on at least one side of the street. The road will be 650' in length and the slope of the roadway is 8% with a transition level at 3%.

Westminster Road will be renamed and redesigned. It will not be abandoned. To abandon the road would involve land court and having all abutters sign off on it as well as anyone with deeded rights. The question of whether Granite Post Road is a public way and accepted by the town was asked. Rod Fuqua stated that he would verify its status.

The proposed name of the street is Pheasant Run. This will need to be changed for 911 purposes, as there is another street in Weymouth with a similar name. It was suggested that the applicant contact the Memorial Committee to name the street.

The private way from Pleasant Street will not have access to the proposed road. The home will be provided with a driveway onto the proposed street.

Town Councilor Art Mathews questioned the need for stop signs at the intersection of the proposed road and Granite Post Road, and at Granite Post Road and Pleasant Street.

There being no further public comments, a MOTION was made by Mary Akoury to close the public hearing and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

A MOTION was made by Mary Akoury to take this matter UNDER ADVISEMENT until November 18, 2003, and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

At 9:45 pm, there being no further business, a MOTION was made by Walter Flynn to adjourn and was seconded by Mary Akoury, and UNANIMOUSLY VOTED.

Respectfully submitted: Janet P. Murray, Recording Secretary

Approved:


Paul Dillon, Chair

11-18-03
Date