

**PLANNING BOARD  
RECORD OF MINUTES AND PROCEEDINGS  
NOVEMBER 18, 2003**

The Planning Board of the Town of Weymouth held a public meeting on Wednesday, November 18, 2003, at 7:30 pm at McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA.

Present: Paul Dillion, Chairperson  
Walter Flynn  
Paul Hurley  
Mary Akoury

Staff: Rod Fuqua, Principal Planner  
Recording Secretary: Janet Murray

Paul Dillion called the meeting to order at 7:30 pm.

A MOTION was made to accept the minutes from the October 7, 2003, October 15, 2003, and October 21, 2003 Planning Board Meetings. The minutes from October 21, 2003 were amended to read Paul Hurley as present. The MOTION was seconded and UNANIMOUSLY VOTED.

**WING LANE**

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.

The Planning Board is meeting to take action on this definitive subdivision plan.

A number of issues were mentioned. There is concern regarding the turning radius for trash trucks and snowplows. Also, a time frame for the completion of demolition of the patio area would be needed. Ninety days was suggested. A demolition permit has been pulled. A time frame for this plan would be needed before the plan is recorded at the Registry of Deeds.

Board members expressed concerns that the property has still not been cleared. A wooden boat in what appeared to be disrepair and large containers were still present on the property. At the previous hearing it was understood that the property would be cleared but this has still not happened.

It was noted that the presentation was poorly done as were the plans submitted. The technical details were incomplete regarding roadways, drainage, and lot configurations, as well as details about properties being combined.

Another issue is the angle of the intersection of the proposed Wing Lane and Oak Cliff Road. Town zoning requires that an intersections angle be 90 degrees with waivers possible for intersections with 60 – 89 degree angles. The angle of this intersection is less than 60 degrees. To grant a waiver for less than 60 degrees would set precedence.

The frontage waiver cannot be allowed, as the patio area has not been demolished at this time.

It was also noted that the distance of 36 Oak Cliff Road to the proposed roadway is not noted.

Paul Hurley made a MOTION to DENY the request for a definitive subdivision plan creating four (4) new buildable lots for the following reasons: 1) the intersection is less than 60 degrees and 2) 36 Oak Cliff Road does not meet current zoning requirements and was seconded by Walter Flynn and was UNANIMOUSLY VOTED.

It was noted that the applicant might bring his plan back before the Planning Board in less than 2 years.

### **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 a nine-lot single-family subdivision.

The Planning Board is meeting to take action on this definitive subdivision plan.

There was a brief discussion concerning a drainage easement, part of which will need to be abandoned. DPW will coordinate this.

Paul Hurley made a MOTION to APPROVE the request for a definitive subdivision plan with the following conditions:

1. A stone apron shall be constructed during construction at the start of the new roadways to prevent dirt from tracking onto existing roads.
2. Turnaround landscape island shall have a 15' radius which requires a waiver of section 5.5.4 of the subdivision rules and regulations.
3. All DPW comments shall be included on final plans prior to definitive plan endorsement.
4. A sidewalk shall be installed on the easterly side proposed Pheasant Run Rd.
5. A wooden guardrail shall be installed on the westerly side of proposed Pheasant Run Rd. for the length of the detention basin.
6. There shall be a physical barrier in the right of way of proposed Pheasant Run Rd. that would prevent access to the private way running to Pleasant St.
7. Proposed Pheasant Run Rd. shall be renamed with the name shown on the plan prior to endorsement.
8. All conditions of approval shall be noted on the definitive plan before the approval is endorsed.

The MOTION was seconded by Mary Akoury and was UNANIMOUSLY VOTED.

### **OTHER BUSINESS**

It has been brought to the Planning Board's attention that the grading is off on Fairfax Street. This street is a cul-de-sac and should be 90 feet across but is only 70 feet across. There is a huge existing slope. Water run off is a concern. There will be no landscape island.

The Board needs to decide whether this is a field change or this needs to be brought back before the Board for approval.

The proposed changes are:

1. A leveling course
2. Extending the rocks to the hydrant
3. Wooden guardrail
4. No landscape island
5. Leave as graded

A MOTION was made by Walter Flynn to allow any changes to proceed as a field change and was seconded by Mary Akoury and UNANIMOUSLY VOTED.

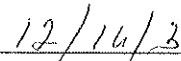
At 8pm, there being no further business, a MOTION was made to adjourn and was seconded, and UNANIMOUSLY VOTED.

Respectfully submitted:

Janet Murray  
Recording Secretary

Approved:

  
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Paul Dillon, Chairman

  
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Date