

**TOWN OF WEYMOUTH
PLANNING BOARD
MINUTES**

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There was a Planning Board meeting held on December 1, 1997 at 7:30 P.M. at the Town Hall.

OFFICE OF TOWN CLERK
WEYMOUTH, MASS.

Members present: Paul F. Lynch, Sr., Chairman
Paul Hurley, Sr, Vice-Chairman
Susan Abbott, Clerk
Paul M. Dillon
Patrick Leary
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 7:40 P.M. by Chairman Lynch.

1. BZA case review

Mr. Fuqua reviewed four BZA case decisions that he has received. 20 Holmes Avenue was for a 35' by 50' contractor, storage garage and was withdrawn. 286 Pine Street was a request to subdivide the property into 2 lots. The Planning Board had sent a letter in opposition, and the application was denied. 174 Central Street was a request to subdivide the property into 2 lots. The Planning Board opposed the request and the application was denied. 76 Circuit Street was for a side lot variance. The Planning Board had no comment and the application was approved.

2. Review of January meeting schedule

Mr. Clarke stated that because of the holiday, December 15th will be the last meeting for the month. The tentative schedule for January is the 12th and 26th. Mr. Clarke stated that at one of the January meetings, preferably on the 12th, he will try to schedule the Community Development Block Grant for a six month update. On the 26th there will be a review of zoning articles for the Annual Town Meeting.

3. Other Business

- a. East Bay. Mr. Fuqua stated that DEP gave a conditional approval for the revised scope of work for the additional phase II investigations and they set some deadlines on it. Essentially, they took the GZA proposal that had been submitted by Iantosca and DEP accepted it with some conditions.

Mrs. Ryan requested a copy of the conditions.

Mr. Lynch asked for copies for the whole Board.

- b. Otis Street abandonment. Mr. Clarke stated that Mr. DiFazio was in previously about the abandonment of Otis Street. There is a further motion required stating that the Board has released all interest in Otis Street, and under the provisions of M.G.L. Ch. 41, Sec. 81F, Otis Street may be removed from the official map and the roadway abandoned.

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

UNANIMOUSLY VOTED: that the Board has released all interest in Otis Street and under the provisions of M.G.L. Ch. 41, Sec. 81F, Otis Street may be removed from the official map and the roadway abandoned.

- c. Meetings. Mr. Clarke stated that tomorrow night the NASPC is meeting. The main item for discussion will be a presentation on the local Redevelopment Authority with the scope and purposes. There is a subcommittee that has been working on that.

Mr. Clarke stated that the Redevelopment Authority meets this Wednesday evening.

Mr. Clarke stated that on Friday evening, the Pondplain Improvement Association has an open session and members of the NASPC will be there to make a presentation.

- d. Day Care Centers. Mrs. Ryan asked if a letter has been drafted yet with regards to day care centers. Mr. Clarke replied that it has not.

4. Public Hearing - 7:45 P.M. (cont.)

Petr: Richard Burns

Locus: 341-375 Summer Street (Sherrick's Farm)
Sheets 28 and 32, Block 358, Lot 6

Zoning: R-1

Definitive plan for a fourteen (14) lots subdivision

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

UNANIMOUSLY VOTED: to continue the public hearing at 7:50 P.M.

Present were Richard Burns, applicant; and Charles Arnold from C. F. Arnold Associates.

Mr. Charles Arnold stated that at the last meeting, it was suggested that they look at moving the entrance of the subdivision southerly to where the sewer easement is. They went out to the site and checked out the sight distance. At a speed of 40 to 45 m.p.h., you need 400' to stop. If they moved the intersection to the sewer easement, there would only be 280' to stop. If you move the intersection further south, you have to come around the corner more to see all the way down Summer Street. They feel that you can't get the proper distance, and it's not good to have the intersection around the curve. The main concern of the Homestead Landing Civic Association was the safety of the children while waiting for the bus, so they looked at the intersection again and have some suggestions for the Board to consider. From the original proposal, they are proposing to move the sidewalk to the other side of the road, and provide a 600 square foot paved area for the children to wait for the bus, and to put 4 concrete bollards in to protect the children. They also propose to extend the granite curb 60' to the existing driveway and that would define the roadway. On the other side, they are proposing to extend the radius another 40'. They feel this would adequately meet the safety needs of the children who are waiting for the bus. They feel this is a better plan. For public safety they feel this is the best location for the proposed intersection.

Mr. Lynch asked about lot 3 and the potential of putting a driveway off the private way.

Mrs. Abbott stated that with regards to sight distance, the speed on Summer Street is 30 mph.

Mr. Arnold stated that Mr. Toner previously stated that vehicles to 50/55 mph on Summer Street.

Mr. Toner stated that it was the public safety officer that said people drive 50/55 mph on Summer Street.

Mrs. Abbott asked about the required sight distance if people were going the proper speed. Mr. Arnold replied that the site distance required would be 200'. Mr. Arnold stated that their traffic consultant says that the speed is realistically 40 to 45 mph.

Mr. Leary stated that his request was to see how far you could move the entrance.

Mr. Arnold stated that you could move the entrance about 50' to 60' and stay out of the wetlands.

Mrs. Abbott asked if they had a neighborhood meeting. Mr. Arnold replied that the neighbors were at the hearing.

Mr. Clarke asked Mr. Arnold if it was correct that with regards to the proposed road changes, there are proper sight lines with the proper speed. This proposal does not have any direct impact on the existing way to the homes on the private way, and it would probably eliminate any new driveways onto Summer Street because they could be accessed off the new road. Lot 3 could be accessed from either street. This proposal would eliminate the driveway from Summer Street and would have no impact on abutters. Mr. Arnold replied that is correct.

Mr. Fuqua stated that there was a question on the house at 343 Summer Street. He sent a letter to the Historical Commission, and they responded in writing this afternoon. Mr. Fuqua read the letter received from the Historical Commission stating that the house was built in 1693, was the main house for the Sherrick's Farm, is covered by the Demolition Delay Bylaw and the house is in poor condition but the Chairman would welcome the opportunity to look inside.

Mr. Fuqua stated that the Board also raised the question over the location of the town line. He spoke with the Town Engineer of both Weymouth and Braintree regarding this matter. They reviewed their records as well as the survey plan that Arnold Associates prepared. They are comfortable with the survey measurement. They did say to get an exact town line, would be a cost prohibitive procedure because that would mean surveying the entire town. They did say the monuments are probably off by a couple of feet. The monuments are used as survey points, so even though they are known to be in the wrong location, they have to stay where they are. Both Town Engineers are satisfied with the plan that has been proposed. He did review the possibility of putting in some kind of lot marker at the two ends of the property line as it abuts Pond Meadow Park. Both Town Engineers would appreciate a line like that. That gives you a line where the survey marks come out and it identifies and notes the plans as based on the survey for this particular plan.

Mr. Fuqua read a letter from Paul Toner regarding the new Demolition Delay Bylaw. Mr. Fuqua also read a letter from Paul Toner, Chairman of the Weymouth Braintree Regional Recreation Conservation District, to the Army Corps of Engineers regarding concerns of Pond Meadow Park with regards to two projects planned in the area, one in Weymouth and one in Braintree, both which may impact the flow into Pond Meadow Pond.

Mr. Dillon asked if the entrance is moved down, would lot 1 remain 25,000 square feet. Mr. Arnold replied that lot 1 would remain 25,000 square feet.

Mr. Leary asked if the entrance was moved to the sewer and water easement. Mr. Arnold replied that it would cut the lot down to approximately 19,000 square feet. If the Board wants the road moved, they will move it as far as they

can.

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

Mr. Paul Toner, 348 Summer Street, reviewed the letter to the Army Corps of Engineers which detailed Pond Meadows concerns regarding development in the area.

Mr. Arnold stated that lot 3 frontage is on Summer Street, and you have to access it through the front only. Access is through the existing driveway.

Mr. Toner stated that the configuration still won't allow access for fire vehicles.

Ms. Mary Ellen Scannell stated that she is here representing her sister who lives at 377 Summer Street. She asked about the impact of moving the entrance with regards to Sherrick's green. Mr. Arnold replied that the entrance can be done without touching Sherrick's green.

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

UNANIMOUSLY VOTED: to close the public hearing at 8:25 P.M.

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

UNANIMOUSLY VOTED: to take the definitive subdivision plan under advisement.

Mr. Fuqua stated that a decision is due December 16, 1997. He would like the Board to review this at the December 15th meeting and schedule it for a decision for the first meeting in January. This would require a request from the applicant to extend the decision to January 20, 1998.

Discussion ensued regarding the subdivision entrance and driveways.

Mr. Clarke asked Mr. Arnold for copies of the plan presented to the Board this evening. Mr. Arnold replied that he would get copies to the Board.

Mr. Clarke stated that the Board had asked at the last meeting for the applicant to come up with this alternative. From what he has heard, this makes more sense. It would mean that there wouldn't be any impact on that corner, or monument. He wouldn't want to move the road much further than where Mr. Arnold showed it on the easement because then you are getting closer to the wetland with the road construction. The Board can condition the new layout so there are no driveways on Summer Street.

Mr. Clarke stated that the applicant was asked to meet with the neighbors at the site after the first public hearing, and they didn't do it. His feeling is that the safety issue has nothing to do with driveway entrances and the road. It has to do with excessive speed on that corner. There is no evidence, not a single traffic issue where someone was coming out of a driveway and was hit.

Mr. Clarke stated that he will ask Mr. Arnold for copies of the two options he presented this evening so that the Board can review them.

5. ATM Articles

Mr. Clarke stated that he would like to resubmit the Central Square rezoning. He would like the Board to look at one or two of the homes and consider maybe changing the zoning to R-2 as recommended by the Zoning Bylaw Review Committee.

Mr. Clarke stated that the other article for the ATM is the change in the percentage of upland area. Also the article for the PUD needs to be resubmitted. Mr. Clarke stated that if there is anything else the Board wants submitted for the ATM, let him know.

Mrs. Ryan stated that regarding day care centers, the Board had no sooner put in place parking regulations, than the Inspector of Buildings interpreted in a way that was opposed to what the Board wanted. She asked if we can look at that again. Mrs. Ryan stated that the Office for Children would be happy to speak to the Board regarding day cares because they know there are issues and concerns.


6. Other Business (cont.)

- a. Mr. Clarke stated that Mrs. Abbott talked to a few Board members at Town Meeting regarding bricks for the Teen Center. The thought was that it would be a nice idea to have a brick for Bob Lang.

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

UNANIMOUSLY VOTED: to adjourn the meeting at 8:50 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 December 1, 1997.


Paul F. Lynch, Sr., Chairman

**WEYMOUTH PLANNING BOARD
PUBLIC MEETING – CITIZEN ATTENDANCE**

DATE: Dec 1
LOCATION: Town Hall

PLEASE PRINT LEGIBLY

NAME	ADDRESS	PHONE #
Bill Taber	30 off Tanner st.	331-4183
Susan Clarke	18 off Summer st.	331-0366
DON CLARKE	18 OFF SUMMER ST.	331-0366
Ann Parity	25 Russell Ave	
PAUL TONGER	348 SUMMER ST	337-5071
Henry C. Ryan	364 Summer st	335-4572
TOM BROWN	372 SUMMER ST.	337-3457