

Planning Board Agenda
Monday, January 12, 1998 - 7:30 P.M.
Town Hall - Field Room

1. Form A Plan
- Libbey Parkway - Sheet 38, Block 445, Lot 2

2. Public Hearing - 7:45 P.M. (cont.)
Petr: Diane Pompeo
Locus: off Fairfax Street
Sheet 8, Block 118, Lot 4
Zoning: R-1

Definitive plan for a two (2) lot subdivision

3. Six Month Update for CDBG
4. South Farm Estates
Discussion with Roland Couillard about schedule for completion

5. Petr: Richard Burns
Locus: 341-375 Summer Street (Sherricks Farm)
Sheets 28 & 32, Block 358, Lot 6
Zoning: R-1

Decision on fourteen (14) lot definitive subdivision plan

6. Petr: John P. Bellas
Locus: 1540 Commercial Street
Sheets 19 & 23, Block 253, Lot 35
Zoning: B-2

Discussion on special permit for a retail building with drive up window service

8. Other Business
- Contract award for Liberty Street property appraisals
9. Delegate Reports
10. Correspondence
11. Adjournment

Planning Board Agenda
Monday, January 26, 1998 - 7:30 P.M.
Town Hall - John Field Room

1. Petr: Roland Couillard, Stephen David, Attorney
Locus: South Farm Estates, Michelle & Collins Circles
Sheets 61 & 64, Block 640
Zoning: R-1

Review schedule for completion of subdivision

2. Public Hearing - 7:45 P.M.
Petr: Searles Builders
Locus: Neck Street
Sheet 5, Block 13, Lot 60
Zoning: R-1, Special Flood Hazard Zone A4

Special permit for construction of single family house in floodplain

3. Petr: Diane Pompeo
Locus: off Fairfax Street
sheet 8, Block 118, Lot 4
Zoning: R-1

Discussion of subdivision for 2 single family lots

4. Petr: John P. Bellas
Locus: 1540 Commercial Street
Sheets 19 & 23, Block 253, Lot 35
Zoning: B-1

Discussion on special permit for a retail building with drive up window service

5. Zoning Articles for 1998 Annual Town Meeting
 - a. Broad Street rezoning
 - b. PUD
 - c. Day care parking
 - d. Percent of upland required
 - e. Rezoning land north of Route 18 & 53 intersection

6. FY 99 Planning Board Budget

7. Review and Endorsement of Year 24 CDBG Schedule

8. Delegate Reports

9. Correspondence

10. Other Business

11. Adjournment

Planning Board Agenda
Monday, February 9, 1998 - 7:30 P.M.
Town Hall - Field Room

1 Minutes - 1/26/98

2. Petr: Diane Pompeo
Locus: off Fairfax Street
Sheet 8, Block 118, Lot 4
Zoning: R-1

Decision on a definitive plan for a two (2) lot subdivision

3. Petr: Searles Builders
Locus: Neck Street
Sheet 5, Block 13, Lot 60
Zoning: R-1, Special Flood Hazard Zone A4

Discussion/decision on conditions for a special permit for construction of single family house in floodplain

4. Petr: Paul Pawlowski
Locus: 20 Wolcott Street
Sheet 2, Block 8, Lot 5
Zoning: R-1

Decision on special permit for an addition to a single family dwelling within a Special Flood Hazard Zone A4

5. Petr: John P. Bellas
Locus: 1540 Commercial Street
Sheets 19 & 23, Block 253, Lot 35
Zoning: B-2

Discussion/decision on special permit for a retail building with drive up window service

6. CDBG - Handicapped Accessibility Project update

7. Other Business
- South Farm Estates

8. Delegate Reports

9. Correspondence

10. Adjournment

Planning Board Agenda

Monday, February 23, 1998 - 7:30 P.M.

Town Hall - John Field Room

1. Minutes - 2/9/98
2. Public Hearing - 7:45 P.M.
Article 40 Annual Town Meeting, May, 1998
Zoning Bylaw amendment to identify PUD as a special permit in R-1
3. Discussion
Naval Air Station Reuse Plan
4. Other Business
5. Delegate Reports
6. Correspondence
7. Adjournment

Planning Board Agenda
March 9, 1998 - 7:30 P.M.
Town Hall - John Field Room

1. Form A Plan - Pond Street - Sheet 49, Block 557, Lots 6 & 7
2. Performance Guarantee
 - a. Sears Road - request for reduction
 - b. Hanifan Lane - set performance guarantee
3. Public Hearing - 7:45 P.M.
Petr: Bristol Brothers Development, James Bristol III
Locus: north of Liberty Street & Union Street School,
west of Lintric Drive, Courier Street, Delia Walker Avenue,
Blackhawk Road, Bengal Road & Bonnie Road,
south of Ralph Talbot School and Old Swamp River
Sheet 51, Block 535, Lot 79
Sheet 51, Block 574, Lots 1, 2, 3, & 4
Sheet 51, Block 577, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & 14
Zoning: R-1, PIP, Watershed Protection District

Special permit and definitive subdivision plan for a Planned Unit
Development, 126 housing units and 9 hole golf course

4. Tayla Drive - update on construction status
5. Petr: John P. Bellas
Locus: 1540 Commercial Street
Sheets 19 & 23, Block 253, Lot 35
Zoning: B-2

Decision on special permit for a retail building with drive up window service

6. Petr: Ryder Development Corp., Kenneth Ryder
Locus: at the end of Meredith Way
Sheets 21 & 25, Block 283, Lot 4; Block 284, Lot 4; Block 285, Lot 3
Zoning: R-1

Presentation of an eighteen (18) lot single family subdivision

7. Other Business
8. Delegate Reports
9. Correspondence
10. Adjournment

Planning Board Agenda
March 23, 1998 - 7:30 P.M.
Town Hall - John Field Room

1. Community Development Block Grant
- vote on Year 24 allocations
2. Public Hearing - 7:45 P.M.
Annual Town Meeting Zoning Articles 41, 42, 43, and 45
3. Tayla Drive - update on construction status
4. Petr: Ryder Development Corp., Kenneth Ryder
Locus: at the end of Meredith Way
Sheets 21 & 25, Block 283, Lot 4; Block 284, Lot 4; Block 285, Lot 3
Zoning: R-1

Decision on preliminary plan for an eighteen (18) lot single family subdivision
5. Minutes - 1/9/96, 2/26/96, 5/28/96, 11/24/97, 1/12/98, and 2/23/98
6. Board of Zoning Appeals - review of cases
7. Other Business
8. Delegate Reports
9. Correspondence
10. Adjournment

Planning Board Agenda
April 13, 1998 - 7:30 P.M.
Town Hall - John Field Room

1. Other Business Items - out of order
2. Public Hearing - 7:45 P.M.
Petr: Paul A. Marroco, Project Pros
Locus: 47 Massasoit Road
Sheet 4, Block 24, Lot 17
Zoning: R-1
Special Permit for one story addition to a single family dwelling within a
Special Flood Hazard Zone A4
3. Public Hearing - 8:00 P.M.
Petr: Kathryn Hannon, Trustee, Summit Realty Trust
Locus: Prospect Court
Sheet 16, Block 207, Lot 3
Zoning: R-1
Definitive Plan for a three (3) lot, single family subdivision
4. Petr: Omnipoint Communications, Inc.
Locus: off Summer Street, between Belmont Street & Finnell Drive
Sheet 36, Block 412, Lot 10
Zoning: POS
Site Plan Review for a structure mounted wireless communication equipment
5. Petr: Omnipoint Communications, Inc.
Locus: Bridge Street, Edgar Station
Sheet 6, Block 64, Lot 1
Zoning: I-2
Site Plan Review for a structure mounted wireless communication equipment
6. Other Business
 - a. Dunkin Donuts @ Stop & Shop
change roof line, add plantings & dumpster
 - b. Ashley Circle - roadway grade change
 - c. Tayla Drive Form A Plan
 - d. Tayla Drive update
 - e. BZA case decisions
 - f. Heather Estates/Rhithu Drive - Construction Contract
7. Delegate Reports
8. Correspondence
9. Adjournment

Planning Board Agenda

Tuesday, April 21, 1998 - 7:30 P.M.

Department of Public Works Building

1. Other Business
2. Public Hearing - 7:45 P.M.
- May 4, 1998 Special Town Meeting, Zoning Articles for NAS
3. Correspondence
4. Delegate Reports
5. Adjournment

Planning Board Agenda
Monday, April 27, 1998 - 7:30 P.M.
Town Hall - John Field Room

1. Minutes - 9/17/97 and 11/13/97
2. Form A Plan
- Bantry Drive - Sheet 27, Block 308, Lots 45 and 46
3. Public Hearing - 7:45 P.M. (cont.)
Petr: Bristol Brothers Development, James Bristol III
Locus: north of Liberty Street & Union Street School,
west of Lintric Drive, Courier Street, Delia Walker Avenue,
Blackhawk Road, Bengal Road & Bonnie Road,
south of Ralph Talbot School and Old Swamp River
Sheet 51, Block 535, Lot 79
Sheet 51, Block 574, Lots 1, 2, 3, & 4
Sheet 51, Block 577, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & 14
Zoning: R-1, PIP, Watershed Protection District

Special permit and definitive subdivision plan for a Planned Unit
Development, 126 housing units and 9 hole golf course
4. Report by Planner's Collaborative on Business Survey Results
5. Petr: Lamont Healy/Nelson Homes, Inc.
Locus: 231 Randolph Street
Sheet 48, Block 546, Lots 12, 13, and 14
Zoning: R-1 and WPD

Seven (7) lot single family preliminary subdivision plan
6. Other Business
7. Executive Session - Pending Litigation
8. Correspondence
9. Delegate Reports
10. Adjournment

Planning Board Agenda

Monday, May 11, 1998 - 7:30 P.M.

Town Hall - John Field Room

1. Minutes - 6/9/97, 12/1/97, 12/15/97 and 3/9/98
2. Public Hearing - 7:45 P.M. (cont.)
Petr: Kathryn Hannon, Trustee, Summit Realty Trust
Locus: Prospect Court
Sheet 16, Block 207, Lot 3
Zoning: R-1

Definitive Plan for a three (3) lot, single family subdivision

3. Petr: Lamont Healy/Nelson Homes, Inc.
Locus: 231 Randolph Street
Sheet 48, Block 546, Lots 12, 13 & 14
Zoning: R-1 and WPD

Decision on seven (7) lot single family preliminary subdivision plan

4. Albert Capraro
Dunkin Donuts @ Stop & Shop
Discussion of landscape planters and dumpster
5. Review BZA cases scheduled for May 21, 1998
6. Other Business
7. Correspondence
8. Delegate Reports
9. Adjournment

Planning Board Agenda

Tuesday, May 19, 1998 - 7:30 P.M.

Town Hall - John Field Room

1. Reorganization
2. Form A Plan - Bridge Street
- rescind denial and allow applicant to withdraw without prejudice
3. Public Hearing - 7:45 P.M. (cont.)
Petr: Bristol Brothers Development, James Bristol III
Locus: north of Liberty Street & Union Street School,
west of Lintric Drive, Courier Street, Delia Walker Avenue,
Blackhawk Road, Bengal Road & Bonnie road,
south of Ralph Talbot School and Old Swamp River
Sheet 51, Block 535, Lot 79
Sheet 51, Block 574, Lots 1, 2, 3, & 4
Sheet 51, Block 577, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 14
Zoning: R-1, PIP, Watershed Protection District

special permit and definitive subdivision plan for a Planned Unit
Development, 126 housing units and 9 hole golf course
4. Other Business
5. Delegate Reports
6. Correspondence
7. Adjournment

Planning Board Agenda
Monday, June 15, 1998 – 7:30 P.M.
Town Hall – John Field Room

1. Public Hearing – 7:30 P.M.
Petr: Welch Healthcare and Retirement Group and
NDNE Assisted Living, Inc.
Locus: off 298 Broad Street (former Central Junior High School)
Sheets 17 & 21, Block 220, Lot 2
Zoning: POS
Modification to a three (3) lot subdivision to combine Land Court registered land
by combining lots 3A, 4A as part of School House Road
2. Public Hearing – 7:45 P.M. (cont.)
Petr: Kathryn Hannon, Trustee, Summit Realty Trust
Locus: Prospect Court
Sheet 16, Block 207, Lot 3
Zoning: R-1
Definitive Plan for a three (3) lot, single family subdivision
3. Petr: Ed Kelcourse
Locus: Orleans Road
Sheet 33, Block 378, Lot 44
Zoning: R-1
Request to set road conditions under Section 60-3
4. Public Hearing – 8:45 P.M. (cont.)
Petr: Bristol Brothers Development, James Bristol III
Locus: north of Liberty Street & Union Street School,
west of Lintric Drive, Courier Street, Delia Walker Avenue,
Blackhawk Road, Bengal Road & Bonnie Road,
south of Ralph Talbot School and Old Swamp River
Sheet 51, Block 535, Lot 79
Sheet 51, Block 574, Lots 1, 2, 3, & 4
Sheet 51, Block 577, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & 14
Zoning: R-1, PIP, Watershed Protection District
Special permit and definitive subdivision plan for a Planned Unit Development,
126 housing units and 9 hole golf course
5. Minutes – 3/9/98 (amended)
6. Other Business
 - a. Letter to the Registry regarding new officers
 - b. Review of BZA cases for 6/25/98
 - c. Heather Estates – release of funds for landscaping
7. Delegate Reports
8. Correspondence
9. Adjournment

Planning Board Agenda
Monday, June 29, 1998 – 7:30 P.M.
Town Hall – John Field Room

1. Minutes – 11/3/97, 4/21/98, 5/11/98, and 5/19/98
2. Public Hearing – 7:45 P.M. (cont.)
 - Petr: Bristol Brothers Development, James Bristol III
 - Locus: north of Liberty Street & Union Street School,
west of Lintric Drive, Courier Street, Delia Walker Avenue,
Blackhawk Road, Bengal Road & Bonnie Road,
south of Ralph Talbot School and Old Swamp River
Sheet 51, Block 535, Lot 79
Sheet 51, Block 574, Lots 1, 2, 3, & 4
Sheet 51, Block 577, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & 14
 - Zoning: R-1, PIP, Watershed Protection District

Special permit and definitive subdivision plan for a Planned Unit
Development, 126 housing units and 9 hole golf course
3. Petr: Kenneth Ryder
Discussion on Samantha Circle – possible modifications of preliminary plan
4. Performance Drive – update on performance guarantee
5. Orleans Road – set performance guarantee
6. Other Business
7. Delegate Reports
8. Correspondence
9. Adjournment

Planning Board Agenda
Monday, July 13, 1998 – 7:30 P.M.
Town Hall – John Field Room

1. 7:45 P.M. Public Hearing
Petr: Marylou's News
Locus: 768 Main Street
Sheet 45, Block 521, Lot 3
Zoning: B-1

Petition to resubmit special permit application within 2 years because of specific and material changes

2. 8:30 P.M. Public Hearing
Petr: Weymouth Redevelopment Authority
Mistry Associates presenting
Locus: Woodside Path
Sheet 34, Block 358
Zoning: R-1

Definitive subdivision plan

3. Community Development Block Grant – bidder procurement process
4. Weathervane - general discussion
5. Other Business
6. Correspondence
7. Delegate Reports
8. Adjournment

Planning Board Agenda
Monday, August 17, 1998 – 7:30 P.M.
Town Hall – John Field Room

1. Minutes – 6/15/98
2. Performance Guarantee
 - a. Hanifan Lane – release bond
 - b. Erville Lane – release bond
 - c. Beverly Court – set bond
 - d. Plymouth Road – set bond
3. Public Hearing – 7:45 P.M. (cont.)

Petr: Marylou's News
Locus: 768 Main Street
Sheet 45, Block 521, Lot 3
Zoning: B-1

Petition to resubmit special permit application within 2 years because of specific and material changes

4. Public Hearing – 8:45 P.M. (cont.)

Petr: Weymouth Redevelopment Authority
Mistry Associates presenting
Locus: Woodside Path
Sheet 34, Block 358
Zoning: R-1

Definitive subdivision plan

5. Form A Plans
 - a. Chelsey Way/Ashley Circle
 - b. Bridge Street
 - c. Oakcliff Road
6. Weathervane – discussion and possible decision
7. Review of ZBA cases
8. Other Business
9. Delegate Reports
10. Correspondence
11. Adjournment

Planning Board Agenda
Monday, August 31, 1998 – 7:30 P.M.
Town Hall – John Field Room

1. Minutes – 6/29/98

2. Petr: Bristol Brothers Development, James Bristol III
Locus: north of Liberty Street & Union Street School,
west of Lintric Drive, Courier Street, Delia Walker Avenue,
Blackhawk Road, Bengal Road & Bonnie Road,
south of Ralph Talbot School and Old Swamp River
Sheet 51, Block 535, Lot 79
Sheet 51, Block 574, Lots 1, 2, 3, & 4
Sheet 51, Block 577, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & 14
Zoning: R-1, PIP, Watershed Protection District

Decision on special permit and definitive subdivision plan for a Planned Unit Development, 126 housing units and 9 hole golf course

3. Other Business
a. Hingham Shipyard ENF
b. Update on Woodside Path project
4. Delegate Reports
5. Correspondence
6. Adjournment

**Planning Board Agenda
Monday, September 14, 1998 – 7:30 P.M.
Department of Public Works Building**

1. Petr: Cellular One
 Locus: Edgar Station, Bridge Street
 Sheet 6, Block 64, Lot 1
 Zoning: I-2

Site Plan Review for wireless communication equipment

2. Public Hearing – 8:15 P.M.
 Petr: Paul Pawlowski
 Locus: 20 Wolcott Street
 Sheet 2, Block 8, Lot 5
 Zoning: R-1, Flood Zone A4

Special Permit for an addition located in a floodplain

3. Form A Plans
 - a. Doris Drive – Sheet 11, Block 129, Lots 10 & 21
 - b. Main Street – Sheets 49 & 50, Block 559, Lot 5
4. Other Business
 - a. Special Town Meeting Articles
5. Correspondence
6. Delegate Reports
7. Adjournment

Please note that the meeting will be held at the Department of Public Works Building, 120 Winter Street.

Planning Board Agenda
Monday, September 28, 1998 – 7:30 P.M.
Town Hall – John Field Room

1. Public Hearing – 7:45 P.M.
Petr: Redevelopment Authority
Locus: Woodside Path
Sheet 34, Block 358
Zoning: R-1

Definitive subdivision plan – applicant is requesting a continuation

2. Petr: Marylou's News
Locus: 768 Main Street
Sheet 45, Block 521, Lot 3
Zoning: B-1

Decision on petition to resubmit special permit application within 2 years because of specific and material changes

3. Petr: Paul Pawlowski
Locus: 20 Wolcott Street
Sheet 2, Block 8, Lot 5
Zoning: R-1, Flood Zone A4

Decision on Special Permit for an addition located in a floodplain

4. Discussion on talking points with Board of Selectmen
5. Form A Plans
 - a. Forest/Wampum Street – Sheet 48, Block 542, Lot 5
 - b. Bridge Street – Sheets 5 & 8, Block 15, Lot 1
6. Subdivision Performance Guarantees
 - a. South Farm Estates – take bond
 - b. Allerton House (Central Jr.) – re-issue covenants

7. Other Business
8. Correspondence
9. Delegate Reports
10. Adjournment

Planning Board Agenda
Tuesday, October 20, 1998 – 7:00 P.M.
Dept. of Public Works Building

1. Petr: Quikava, Ned Lewis representing
Locus: 30 Winter Street
Sheet 33, Block 375, Lot 4
Zoning: B-1, WPD

Discuss addition of a freezer to site plan

2. Public Hearing – 7:15 P.M.
Petr: Turnpike Realty Trust
Locus: Neck Street
Sheet 5, Block 13, Lot 24
Zoning: R-1, Floodplain Hazard Zone A4

Construction of a day care center in a special Flood Hazard Zone

3. Form A Plan
 - Bakers Avenue – Sheet 20, Block 269, Lots 47 and 48
4. Minutes – 8/17/98
5. Board of Zoning Appeals cases – revised plans
6. Memorandum of Understanding with So. Shore Tri-Town Development Corp.
7. Other Business
8. Correspondence
9. Delegate Reports
10. Adjournment

PLEASE NOTE: THE MEETING IS AT THE DEPT. OF PUBLIC WORKS BUILDING AND STARTS AT 7 P.M.

Planning Board Agenda
Monday, November 2, 1998 – 7:30 P.M.
Town Hall – John Field Room

1. Update – World Gym parking plan
2. Form A Plan
 - Gilmore Street – Sheet 10, Block 81, Lot 15
3. Public Hearing – 7:45 P.M. (cont.)
 - Petr: Weymouth Redevelopment Authority
 - Locus: Woodside Path
 - Sheet 34, Block 358
 - Zoning: R-1

Definitive subdivision plan
4. Public Hearing – 7:45 P.M.
 - Special Town Meeting 11/16/98
 - Article 31 – Mount Hope Cemetery Association
5. Review and signing – Neck Street Day Care Floodplain Special Permit
6. Memorandum of Understanding – South Shore Tri-Town Development Corporation
7. Petr: Weymouth Civil Defense
 - Locus: Hollis Street
 - Sheet 49, Block 548, Lot 13
 - Zoning: POS

Site plan review for temporary roof mounted antennae
8. Review of Board of Zoning Appeals Cases
9. Other Business
10. Correspondence
11. Delegate Reports
12. Adjournment

Planing Board Agenda
Monday, November 30, 1998 – 7:30 P.M.
Town Hall – John Field Room

1. Minutes – 10/6/97, 10/20/97, 2/25/98, 3/3/98, 3/23/98, 7/13/98, 8/31/98, 9/14/98, 9/28/98, 10/20/98
2. Form A Plan
 - Pleasant Street – Sheet 42, Block 498, Lot 6
3. Subdivision Bond Reductions
 - a. Plymouth Road
 - b. Orleans Road
 - c. Lightwood – Bantry
 - d. Lucas Circle
 - e. Heather Estates
4. Public Hearing – 7:45 P.M. (cont.)

Petr: Weymouth Redevelopment Authority
Locus: Woodside Path
Sheet 34, Block 358
Zoning: R-1

Definitive Subdivision Plan
5. South Shore Tri-Town Development Corporation
 - Memorandum of Agreement for services
6. Review of Special Town Meeting actions
 - Budget implications
 - Work products
7. Other Business
8. Delegate Reports
9. Correspondence
10. Adjournment

Planning Board Agenda
Monday, December 14, 1998 – 7:30 P.M.
Town Hall – John Field Room

1. Minutes
2. Form A Plans
 - a. Pond Street – Sheet 53, Block 587, Lots 31 and 32
 - b. Moore & Woodrock Road – Sheet 35, Block 446, Lot 9
 - c. Green & Miles Keene Lane – Sheet 11, Block 119, Lots 2 & 38
3. Public Hearing – 7:45 P.M.
Petr: Kenneth Ryder
Locus: Sheets 21, 25, Blocks 284, 285, Lots 3, 4
off Meredith Way
Zoning: R-1

Definitive subdivision plan for a nine (9) lot subdivision
4. Discussion of Open Space priorities
5. Subdivision status report
6. East Bay – permit to proceed with response actions
7. Board of Zoning Appeals cases
8. Other Business
9. Correspondence
10. Delegate Reports
- *10. Executive Session
Reason: Discussion of item in litigation
11. Adjournment

* Time to be determined by Town Counsel's schedule.