

WEYMOUTH PLANNING BOARD
McCulloch Building, Whipple Center Conference Room
February 21, 2006

Present: Paul Hurley, Chair
Walter Flynn, Vice-Chair
Mary Akoury, Clerk
Sandra Williams

Staff: Roderick M. Fuqua, Principal Planner

Recording Secretary: Rita Lounge

Mr. Hurley opened the meeting at 7:30 P.M.

Minutes – 1/10/06

Mr. Flynn made a MOTION, seconded by Ms. Williams to accept the Minutes of January 10, 2006 with the correction to be made in the future that Sandra Williams is "Ms" and not "Mrs." and was UNANIMOUSLY VOTED.

Seabury Street

Mr. Fuqua handed out a copy of the report by DPW. Basically Mr. Ryder has incorporated everything that he needed to on the plan. When the Board last reviewed this proposal, a letter was sent to Mr. Ryder and asked him to keep the grades as they were. Mr. Ryder's engineer as gone back through and made his changes and corrections. We have the revised plan which was sent out to Board members, and we have comments back from DPW which he handed out to the Board. Mr. Fuqua stated that those comments from DPW are all very minor. Rather than go through the comments in their order on the memo, he has marked up the plan. The mark in pink shows comment #1 by the Water Department where they are looking for a water gate east of the fire hydrant. Number two shows the extension of the water line, where it would come down and ultimately connect over to Call Road and Brae Road. The green on the plan shows the "Y" connectors and is Sewer Department comment #1 and would bring the sewer line over to the property. Engineering comments # 1 and 2, comment #1 deals with the type of joint sealant that is shown on the grade. Comment 2 deals with the chamber detail on the drainage system. Engineering comments 3, 5, and 6 all deal with the catch basin details. There is a note to be added, comment #3 from the Sewer Department. Comment #2 they would substitute a town specification for detail on sewer manholes.

Mr. Fuqua stated that those are DPW's comments and are minor. If the Board is willing, they might consider accepting the plans with the condition that the plans be revised to show the comments from DPW as contained the February 13, 2006 memo.

Mr. Flynn asked if the revised plan is showing the grading necessary and questioned whether retaining wall was shown on the property. Mr. Fuqua replied in the affirmative. He stated that

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Mr. Ryder has cut back the amount of retaining wall and is also looking at an agreement on one of the other property owners.

In response to a question raised by Ms. Williams, Mr. Fuqua stated that our concern is the roadway and the water that comes off onto the roadway and goes into the town system. When it gets into actually building the houses and whether you get water in the basement, that is something they would have to look at when they go through, dig out for the foundation, check for the water table, and they may or may not at that point put some gravel around it. A lot of that is taken care of when they go for the house construction. Mr. Fuqua went on to say that this one is very simple in terms of the drainage because he's going up on the hill so basically the water is getting funneled off of the lots into the roadway.

Mr. Hurley stated that this wasn't a public hearing, but asked the resident present if he had any questions.

The resident asked to look at the sewer connection on the plan. Mr. Fuqua replied that they are not shown on the plan. It was a comment made by DPW in response to the referral sent to town departments. He noted that it has been marked on the plan very roughly where they would be. Mr. Hurley added that the comment from DPW was that the sewer would be brought to the lot lines and the main in the street and there would be a service at each lot line.

Mr. Hurley asked if the Board wanted to make a decision on the roadway conditions tonight.

Ms. Williams asked if this development has already been approved or is it strictly for the road. Mr. Hurley replied that Seabury Street is already a paper street. It is a 40' layout and will be an official town road when it is completed.

Ms. Williams asked if the developer will come in to develop the lots or if the lots are approved. Mr. Fuqua replied that these lots are already in existence. This is different than most developments. In most developments there would be a large or a couple pieces of land and someone would come in and layout the roadway with the lots on it. The Planning Board then goes through the subdivision process, holds a public hearing and that approves the roadway layout with the lots around. In this particular case, Seabury Street, has been laid out on paper and legally exists and has existed for a good number of years and the lots are already in existence. Where the lots exist legally, the developer is coming before the Board just for the roadway conditions to improve the road in order to get building permits. The Planning Board's jurisdiction, in this case and in subdivision control law, does the roadway and utility layout and that's where the Board's jurisdiction stops. When it comes time for the individual building on a particular lot that is under the jurisdiction of the Building Department.

Mr. Hurley stated that this case is actually different than our normal subdivision because the lots are not all owned by the same person who is developing the street.

Mr. Flynn made a MOTION to approve the road conditions application as presented in the most recently amended plans and that conditions set by the Dept. of Public Works be included therein, and was seconded by Ms. Williams, and UNANIMOUSLY VOTED.

Form A Plans

Performance Drive, Libbey Parkway – Sheet 34, Block 433, Lots 15 & 17

Mr. Fuqua stated that Performance Drive is before the BZA for construction of a medical office building. The Form A Plan is to straighten out the lots line and both lots have proper frontage.

A MOTION was made by Mr. Flynn, seconded by Mrs. Akoury to endorse the Form A Plan for Performance Drive and was UNANIMOUSLY VOTED.

Main and Washington Streets – Sheet 29, Block 375, Lot 2

Mr. Fuqua stated that the Form A Plan is for Mass. Electric property on Main and Washington Streets. They are subdividing off the back lot. He noted that the front portion of the property is for sale and Mass. Electric will still be using the rear portion for the maintenance crew.

Mrs. Akoury asked how much property is in the front. Mr. Fuqua replied that it is just over 9 ½ acres.

A MOTION was made by Mr. Flynn, seconded by Ms. Williams, and was UNANIMOUSLY VOTED to endorse the Form A Plan for Main and Washington Streets.

Essex and Middle Streets

Mr. Fuqua stated that the Form A Plan is to subdivide one lot into two lots.

A MOTION was made by Mr. Flynn, seconded by Mrs. Akoury to endorse the Form A Plan for the corner of Essex and Middle Streets and was UNANIMOUSLY VOTED.

Other Business


Mr. Hurley stated that he received correspondence that on March 8 at the Westport Middle School there will be a presentation on ANR plans and ancient ways.

Adjournment

A MOTION was made by Mr. Flynn and seconded by Mrs. Akoury, it was UNANIMOUSLY VOTED to adjourn the meeting at 7:55 P.M.



Paul Hurley, Chair



Date