

**PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
March 8, 2005**

The Planning Board of the Town of Weymouth held a public meeting on Wednesday, March 8, 2005, at 7:00pm at McCullough Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA

Present: Paul Dillon, Chairperson
Walter Flynn
Mary Akoury

Staff: James Clarke, Director of Planning and Community Development
Rod Fuqua, Principal Planner

Recording Secretary: Janet Murray

Paul Dillon called the meeting to order at 7:00 pm.

Tirrell Woods - Preliminary Subdivision Plan

Ryder Development Corporation
Tirrell Woods, off Tirrell Street,
Sheets 28 and 32, Block 361, Lots 1 and 2; Block 410, Lot 9; Block 423, Lots 40, 44, 47, 49, 50, 51, 53 and 54; and Block 424, Lot 15.
Zoning: R-1.

Gregory Galvin appeared before the Planning Board to submit this preliminary subdivision plan on behalf of Ryder Development Corp. Mr. Kenneth Ryder, applicant and Alexander Trakimas from SITEC were also present.

Al Trakimas gave an overview of the plan. It is a size of about 66 acres located in an R-1 zoning district. Preliminary plans show a conventional lot layout with all appropriate lot area and upland criteria. Access to the site is from Tirrell Street and from Aster Circle with a roadway connecting through. There are three cul-de-sac within the layout, each conforming to the length specified in the Subdivision Rules and Regulations. Drainage is provided through a series of detention basins shown on plans. Total roadway length within the development is about 4,900 linear feet. There are 53 single family lots shown. Existing houses on Tirrell Street and Aster Circle are buffered from development within the preliminary plan by about 300' of wetlands.

Mary Akoury asked about the topography on site. Al Trakimas replied there is about a 30' grade difference throughout the site.

Mary Akoury asked about the drainage system. Al Trakimas replied that detention basins are shown but would need to be engineered to meet all standards for design and construction as well as not increase the rates of runoff.

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Mary Akoury asked about traffic. Al Trakimas replied that a traffic study would be needed to determine how vehicles will enter and exit the site.

Paul Dillon asked about the width of Tirrell Street. Answer – it is a 40' layout.

Rod Fuqua noted that staff review was limited to density as the plan was submitted with the intention of becoming a Planned Unit Development. Comment from other departments noted:

- Conservation Orcutt St. access may be problematic.
 Lot 40, off Cottage Ln., may not be buildable.
 Lot 42, off Summer St., may not be buildable.
- Fire Hydrants located and fire alarm box requested.
- Health No objections.
- Public Works General comments on the specifications for sewer and water services.
 Tirrell St. and Sportsman Way will need improvements.
 Paper street abandonment should be addressed.
- Police Through a Telephone conversation with Sgt. John Concannon of the Traffic Division.
 Tirrell Street is narrow and will need to be widened.
 Line of Sight (LOS) at Tirrell St and Front St should be assessed.
 Overall concern with impacts on Aster Circle and Front St. and suggests a traffic assessment with any future plans.
- Schools School children will attend Murphy Primary School and Abigail Adams Middle School.
- Tax Some outstanding balances are due.

The only comments that would impact the density are the concerns raised by Conservation for lots 40 and 42.

Staff comments:

The review was made as if this would become a planned unit development. As such the comments are focused on the density of the proposal. The following points are noted as follows:

- All access points for the development appear to be deeded rights.
- Improvements to Orcutt St. are not shown on plans.
- Lots 43, 44, 45, 46 and 47 all front on Orcutt St. and appear to be grandfathered undersized lots.
- Lots 43 through 47 fronting on Orcutt St. are questionable with no viable access proposed on plan and based on the Conservation concerns the wetland impacts.
- There is one lot North of Lot 43 (Atlas B-423, L-48) not within the control of the applicant. This lot may become a buildable lot with Roadway A and/or Tirrell St as access.
- Improvements should be shown for the two lots at the end of Cottage Lane. Note that one of these lots is questionable by Conservation.

- The floodplain on the locus is an unnumbered A Zone. Any work within the floodplain area will require engineering determination actual flood elevations.

Based on the review and comments received the preliminary layout appears reasonable with the following issues:

- All reviews were done under the premise that a planned unit development layout would be prepared.
- Lots 40 and 42 may not be buildable lots due to wetland permitting concerns.
- Lots 43 through 47, a total of 5 lots, are not buildable under the present plan configuration.
- Cottage Lane should be assessed for some improvements at the end
- Tirrell St. should be assessed for some improvements.

Jim Clarke asked for a review of wetland areas.

It was noted that lots 40 and 41 may share a common driveway and lot 42 would access through a wetland crossing.

Mr. Galvin noted that the requirement under 120-63 is to present the number of buildable lots for the property to be developed. This is to establish density. In this preliminary plan, the site could be developed into 53 lots. The applicant could apply for a special permit for cluster housing under a Planned Unit Development (PUD) similar to Weathervane in South Weymouth. Mr. Galvin noted that since this is only a preliminary plan, a public hearing is not yet required.

Tirrell Street currently has 13' of pavement width. The town's requirement is 40' of width.

Lot 46 is a pre-existing lot of 5400 square feet. Two lots at either end of Orcut Street are not currently owned by Mr. Ryder.

Councilor Lacy asked for clarification on the current driveway/access road to Aster Circle. It was noted that the driveway is currently 10' wide. It would be improved and would be approximately 800 – 1000' in length with a 50' layout.

Mr. Clarke noted that when a definitive subdivision plan is presented, the Planning Board will be required to hold a public hearing. If the applicant were to request a special permit for a PUD, the Board of Zoning Appeals would be required to hold a public hearing. He also noted that there are laws that allow crossing of wetlands to access uplands. This would require a public hearing through the Conservation Commission.

Walter Flynn stated that Sergeant Concannon of the Weymouth Police had expressed concern regarding the line of site at Tirrell and Front Street. It was noted that this is a pre-existing condition. However, there should be an assessment and review of this concern.

Mr. Clarke requested that Mr. Ryder send a letter allowing for a 30-day extension. This item will be on the agenda at the first meeting in April.

Pleasantview Avenue – Request for Roadway Conditions

Kevin Spano
Pleasantview Avenue
Sheet 12, Block 150, Lot 13
Zoning: R-1

The applicant is requesting roadway conditions for Pleasantview Avenue. Pleasantview Avenue would have a 20' wide extension to line up with the proposed driveway.

Mr. Fuqua noted the following:

- Conservation Commission does not require a filing.
- The Fire Department noted that the nearest fire hydrant is over 700' away.
- The Police Department had no comment.
- Health Department had no comment.
- The Tax Department noted that the taxes are current.
- Public Works recommended a new 8" line from Manzanetta across Chandler, with a hydrant.

The area extended beyond the driveway should be at least 6' to allow for space to push plowed snow. It was noted that the pavement requirements are a 3" base with a 1 ½" top.

A MOTION was made by Mary Akoury to APPROVE the request to set roadway conditions for Pleasantview Avenue as follows:

- 1) The pavement thickness should follow the 2 courses, 3" base and 1.5" top, as per Planning Board standards;
- 2) An 8" water main and hydrant should be installed as per DPW request; and
- 3) An extension of the roadway pavement a minimum of 6' beyond the far edge of the driveway

and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

Naval Air Station – Overview of reuse Plan

Mr. John Rogers of the South Shore Tri-Town Corporation appeared before the Planning Board along with Ms. Beth Mitchel, attorney for Tri-Town.

He noted that Lennar presented their revised plan last night.

Mr. Rogers informed the Board that regardless of exactly what plan goes forward for the former air base, there are many issues that will always exist.

Some revisions that have been presented are as follows:

- An increase from 150 to 300 of senior housing units.

- An increase from 1.3 million to 2 million square feet of commercial and/or retail space. Mr. Rogers noted that with this change, more jobs will be created, but this would also generate more traffic.
- Recreation has been adjusted to include an indoor pool, an outdoor ice skating area, and cross country skiing.
- Union Street will remain closed.
- For every 500 houses built, at least 150,000 square feet of commercial space must be built before anymore houses are built.
- Eastern access would be from/to Exit 14 on Route 3. The expected route would be from the east/west parkway on the base, to Reservoir Park Drive to Hingham Street in Rockland.
- A five acre site will be set aside for a K-8 school.
- There will be sites for civic functions such as a library and/or theatre. The theatre would be similar to Nickerson Theatre in Norwell. It would not be a movie theatre.
- The water source, most likely, will be from the MWRA. They have stated that they have available water to sell and will be able to sell at a competitive rate. This requires a permitting process.

Mr. Rogers stated that the working group has completed the zoning document. This group has met every Tuesday. They have used the 1998 zoning bylaw. The Central Redevelopment Area will incorporate smart growth but the bylaws would be changed as little as possible. The intention is for these bylaws to mirror state and local regulations.

Mr. Rogers noted that the Tri-Town Corporation is the permit granting authority for the base property. He also noted that the Master Plan is the vision for the property. It is ultimately the contract between Tri-Town and Lennar.

The by-laws will be a forms based code. The Development Plan Review would include the special permit process and give an idea of what an area will look like in order to keep development in line with the master plan. There will also be a site plan review process. The Town Council and Boards will be notified as hearings occur.

It was noted that next Wednesday, 3/16/05, zoning will be discussed. In the next 6-8 weeks there will be more public hearings.

The Planning Board will make a recommendation to the Town Council and in order for the plan to be approved the vote must be 2/3 in favor.

Councilor McPherson noted that the zoning document will be release tomorrow, 3/9/05, and a public meeting will be held on 3/16/05. He also noted that Tri-Town needs to vote on 3/31/05. It was noted that Tri-Town may allow dimensional variances but not usage variances.

Councilor Smart asked what would happen if the golf course were not built. It was noted that the area set aside for it would remain open space or be used for recreation. No housing would be allowed. If there were a plan to add commercial space, the three towns would need to approve the request.

The reuse plan, if voted on by all three towns, would become law. Requirements such as no more housing until at least 150,000 square feet of commercial space is developed would be included in this law. The MEPA process would detail any improvements required to make the plan feasible.

Mr. Rogers stated that there could certainly be more than the 150,000 square feet of commercial before more than 500 houses are built.

Councilor DiFazio questioned if the economic development is based on a no cost transfer of the land. Mr. Rogers stated that this is true.

Mr. Rogers noted that the process is layered with the Master Plan, then the Reuse Plan, and then the Zoning Plan.

Mr. Flynn stated that he is concerned about what happens 17 years out, when Tri-Town no longer exists.

Mr. Clarke stated that service delivery issues (such as water, sewer, police, fire, and education) are currently being discussed as potential mitigation.

Edward Foley asked how many single family homes would be built. Mr. Rogers responded that 200 are planned and the lot sizes would be up to 10,000 square feet.

Councilor Mathews stated that he is concerned about build out. He asked if the towns are able to attach orders of conditions to the Reuse Plan. It was noted that the vote must be up or down. No changes are allowed once the Plan goes to a vote. He also questioned the 150,000 gallons of water provided to the Base at present. It was noted that the town's obligation to provide this amount of water is in the Master Plan. The town of Weymouth will not be required to provide more than the agreed upon 150,000 gallons of water.

Walter Flynn asked if the utilities will be underground. They will be.

Councilor McPherson questioned who controls the open space. Mr. Rogers noted that the each town will control the open space, pathways, and walkways in the perimeter areas of the base that abut each town.

Mr. Clarke stated that the primary access points for the base would be Shea Memorial Boulevard, Trotter Road, and the to-be-built East/West Parkway.

Councilor McPherson asked for clarification on the votes required for approval. It was noted that 3/5 votes are need for a development plan (before the site specific phase), 4/5 votes are needed for a special permit, and 4/5 votes are needed for a variance. If a plan calls for 5 or more units, more than 5 acres of land, or 4000 square feet of commercial space, the plan must go through a development plan process.

Councilor Lacy asked for clarification on enforcement of this process. It was noted that the Master Plan is the primary document with the Reuse and Zoning Plans following.

It was noted that no plan can go forward without a source of water.

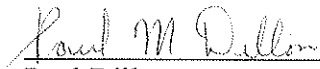
Form A Plan – Hollis Street

Sheet 48, Block 548, lot 25.

Mr. Fuqua noted that this case had been before the Board of Zoning Appeals (case #2836) and had been approved. All of the lots have the required frontage.

A MOTION was made by Walter Flynn to ACCEPT the Form A and was seconded by Mary Akoury and UNANIMOUSLY VOTED.

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



Paul Dillon
Chairperson



Date