

**PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
July 28, 2005**

The Planning Board of the Town of Weymouth held a public meeting on Thursday, July 28, 2005, at 7:30pm at the at McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA

Present: Paul Dillon, Chairperson
Walter Flynn
Mary Akoury

Not Present: Scott Curry
Paul Hurley

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

Recording Secretary: Leia A. Secor

Paul Dillon called the meeting to order at 7:31 pm.

Minutes

Mary Akoury made a MOTION to ACCEPT as written, the minutes of 06/16/05 and 06/28/05 and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

Ryder Development Corporation

Seabury Street
Sheet 8, Block 115, Lots 6, 7,8,11 and 12
Sheet 8, Block 116, Lots 3, 6, and 7
R-1 Zoning – Request to set roadway conditions

Mr. Greg Galvin spoke about the current plans for Seabury Street, the plans were on display all the utilities are shown, the elevation is 26" to 99", they cannot speak to any waivers at this time, there are no plans for any sidewalks and two resident's driveways are to be relocated to Seabury from Green Street, paid for by Mr. Ryder. He is currently working with them on the specifics of the relocation.

Mr. Flynn asked about the angle to Green Street, Mr. Clarke stated on the plans Green Street flares out but Seabury Street will come in at a 90' angle and will have a stop sign.

Mr. Clarke asked for some more information about the abutters; Mr. Ryder stated that after the last meeting he met with the abutters, one home would lose a few steps, and two others would need a relocation of their driveways from Green onto Seabury Street, he is working with them to fill their needs.

Mr. Fuqua spoke about the Department responses:

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Department of Public Works- Would like the water looped to Call Road, Seabury Street travels downward to salt marsh, and the looping may result into a conservation inquiry. Paint crosswalk on Seabury Street by the Green Street intersection. Fire hydrants are okay, but would like them to be shifted to the corners of properties. Eliminate all slopes greater than 2:1. They would not like to see any rip rap or retaining walls in the right of way. Drainage review is incomplete at this time.

Fire Department- Hydrants are okay. Fire alarm box requested.

Police Department-Verify that the radius at the intersection of Green Street is sufficient for the turning radius of a large bus or fire truck. Handicapped ramps, street lights, and sidewalks should be included.

School Department-No concerns.

Tax Department-Taxes are up to date.

Mrs. Akoury asked about the slopes, rip rap and proposed retaining wall will be no more than 4 feet as stated in the paper work.

Mr. Clarke stated that there is an 8% slope coming up Seabury Street finding significant cuts around 100-150 up to 500-550 feet the cuts upwards 11 or 12 feet to the pavement. The DPW's concerns were about any retention or retaining walls that have structural issues in the right of way because they potentially become a town problem. (Re. Regatta Road, Lindale)

Mr. Clarke asked Mr. Ryder to furnish the Committee with a color coded detailed plan showing what is proposed for rip rap, retaining walls, and where they are exactly located.

Mr. Ryder is going to grade up on the lots that he owns to keep from having to put up any retaining walls, but any property he does not own there will be a retaining wall of no more than 4 feet.

Mr. Clarke asked if Mr. Ryder could furnish plans to see what would happen if the slope was changed to 9 or 9 1/2%, that percentage wouldn't meet our requirements but wanting to see if it would reduce or eliminate retaining walls in order to evaluate all scenarios.

Mr. Dillon stated the Committee needs more time before they can make a decision.

Mr. Fuqua stated that Mr. Ryder ownership/under agreement for 8 lots, with potential development on 7, pending a review by the Board of Appeals on two of the smaller lots. That had gone to Board of Appeals several years ago. Lots 6, 7, and 8 were subdivided into 2 lots, and 6 and 7 were less than 5000 square feet. There are an additional 5 within this section of Seabury Street that are not under Mr. Ryder's authority and after the roadway conditions are set they will become buildable lots. This goes back to the slope and conditions of walls, because without any agreement or cooperation of the owners there are no walls that can be placed or grading to be done, so that is why the slope should be looked at to lessen the impact.

Mr. Dillon asked about a Town of Weymouth owned lot on Seabury Street adjacent to a Ryder lot at the end of Call Road and Seabury Street, where is the conservation impacted area. Mr. Fuqua stated that the salt marsh comes up to portions of Call Road and may encroach within the right of way. Exactly how much onto the Town property it is unsure; they will ask Brad Hayes of DPW.

Mr. Clarke asked Mr. Ryder for a proposed route for the water line at the next meeting.

Mr. Dillon stated that the town owns Lot 14 but it is only partially buildable.

Mr. Clarke stated that the town is in the process of acquiring Lot 16 but is not buildable.

A resident spoke; they are in the process of purchasing 110 Green Street, Lot 26, wanted to see the impact of the property. Mr. Ryder will speak to him outside of the meeting.

Mr. Ryder at the next meeting will furnish sketches detailing proposed retaining walls, rip rap, and a profile of 9-9 ½ slope also the water line relative to Call Road and may need an easement to cross Lot 14 to keep from the wetland.

Form A Plans

Westminster Road – Sheet 30, Block 394, Lot 4

Request for current Lot 4 (approximately 8,387 square feet) with a parcel “A” being subdivided (out of approx. 391 square feet) for transfer and combination with the abutting property owner.

Walter Flynn made a MOTION to APPROVE the request combine section “A” 391 square feet to abutting property owner seconded by Mary Akoury and UNANIMOUSLY VOTED.

Washington Street - Sheet 30, Block 391, Lots 1, 2, 27, and 28

Request for a reconfiguration of lots, with lots 1A, 2A and 3A having minor changes in area. Lot 4A and 5 were one lot now divided into two lots. The subdivision is in conformance with Board of Zoning Appeals case # 2827, approved June 23, 2004.

Walter Flynn made a MOTION to APPROVE the request reconfiguration of lots seconded by Mary Akoury and UNANIMOUSLY VOTED.

1435 Main Street - Sheet 57, Block 624, Lots 13, 29, 30, and 31

Request for reconfiguration of four lots into five lots.

Walter Flynn made a MOTION to APPROVE the request reconfiguration of lots seconded by Mary Akoury and UNANIMOUSLY VOTED.

Other Business

Mr. Clarke stated that this meeting was the first for Fiscal Year 06, and asked if the Committee would like to reorganize.

Mr. Dillon asked to keep the current officers and will revisit it at a later date.

Walter Flynn made a MOTION to make no changes to the current organization of the Board; Mary Akoury seconded and UNANIMOUSLY VOTED.

Mr. Clarke informed the Board about Castle Storage; a request went to the Board of Appeals to build a free standing building off the rear, behind the car wash. It was denied and now is in litigation to resolve the matter. The court date is set for October. The applicant about a week and a half ago submitted an application for a small addition to the car wash and an addition to the storage building. The applicant was sent a letter stating that it was similar to the previous application and repetitive petitions to the Board of Appeals have to go to the Planning Board first to see if there are significant changes made to be considered a new application. That will be heard on the Aug. 29 meeting, more information will follow.

Mr. Clarke wanted to inform the Board also of the Open Space Plan, there will be more information to follow. It is not ready yet, but they will need to hold a public meeting either the end of August, early Sept.

Mr. Dillon asked about the Capital Budget and the agreement with LNR for purchases. Mr. Clarke responded that they are committed to the list of items and that a ladder truck is not included but the list was non specific (i.e. off street and park improvements). Under negotiation is the timing of payments, there are also a few triggers expecting payment by the end of the calendar year, the turnover of the property to LNR and MEPA. Use of those funds could free up some money for use in other places.

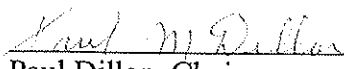
The Committee then discussed the recent developments of the Naval Base plans. Mr. Clarke stated there will be traffic issues, but the plan to build over 12 years, so we will be able to see the impacts. In the current plan there is no hook up to Route 3. The problem is the Cedar swamp that would be impacted. The connection with Union Street, access to Abington through the golf course and the wind farm is not a part of the plan, but LNR is looking into alternative energy.

Mr. Flynn asked about the widening of Routes 53 and 139. The construction is set to start in 2 years.

Next meeting is August 23, 2005 at McCulloch Building, 182 Green Street.

ADJOURNMENT

At 8:23pm, there being no further business, a MOTION was made by Walter Flynn to adjourn and was seconded by Mary Akoury, and was UNANIMOUSLY VOTED.



Paul Dillon, Chairman

8/29/05
Date