

**WEYMOUTH PLANNING BOARD**  
**McCulloch Building, Whipple Center Conference Room**  
**August 29<sup>th</sup>, 2006 Meeting**

**PRESENT:** Paul Hurley/Chairman, Walter Flynn /Vice-Chairman and Frank Hawkins

**ABSENT:** Mary Akoury and Sandra Williams

**ALSO PRESENT:** James Clarke, Director of Planning & Community Development

Chairman Hurley called the August 29<sup>th</sup>, 2006 meeting of the Planning Board to order at 7:30 PM.

**Petr:** Kenneth Ryder, Ryder Development

**Locus:** 948-966 Washington Street

**Sh 30, Bl 391, Lots 1 & 2**

**Request for Form A Approval**

Mr. Clarke began the meeting by thanking the members for attending at such short notice. He said they had a timely matter that needed the Board's attention which involved Ken Ryder's townhouse/duplex project located at 948-966 Washington Street. He explained that Mr. Ryder had a closing scheduled for Wednesday, August 30<sup>th</sup> and was requesting the Board's approval of his Form A application. He further explained that Mr. Ryder has taken the original Lot 3A and Parcel C to create a larger backyard. In order to do so there are some small lot line adjustments that need to be approved.

It was stated that Lots A & C are owned by Ryder, and the request is to combine them with the abutting property, Lot B, which is to be conveyed to Ryder Development.

Mr. Clarke explained that Parcel B will go to Lot 4A and parcel C to Lot 3A. He confirmed that it meets all requirements of the Form A Plan.

A motion was made in favor of the Form A plan as described by the Director.  
**UNANIMOUSLY VOTED**

**NEW BUSINESS**

**Capital Budget Comm.**

Mr. Clarke informed members that he had some updates for them. The first is that Capital Budget is getting ready to move forward. He told the Board that Rod Fuqua would be giving them a timetable at the next meeting.

RECEIVED  
2006 OCT 18 A 11:27  
OFFICE OF THE TOWN CLERK  
WEYMOUTH, MASS

**Seabury Street**

Mr. Clarke told members that they have started road construction on Seabury Street and that Ken Ryder was also before the Board of Appeals asking to subdivide the property from two non-conforming lots into four. At this point he wanted the members to know that neighbors have been calling and are very concerned about Mr. Ryder - mostly about the construction. Additionally dirt is being tracked onto Green Street. He said that he spoke with Mr. Ryder about this today and he said he would take care of it.

**Back River Trail**

Mr. Clarke reported that an RFP has gone out re. the Back River Trail that involves the Abigail Adams Park, Hingham & Gateway to Great Esker Park. He said he did a walk-through last week and is hoping to have the design firm on board by the end of the year, with construction started next year. The state Division of Conservation and Recreation (DCR) is coordinating the projects. He commented that he has found it frustrating to wait so long to hear from DCR on this, adding it's been 7 months to okay the release of the RFP.

**Conservation Preservation Committee**

Mr. Clarke informed the Board that their first meeting is scheduled for tomorrow evening, August 30<sup>th</sup>. The agenda calls for 1) Organization and 2) a presentation by Jim Wilson/CFO that will highlight an overview of the accounting and financial aspects they will be facing. At this point it looks like there will be accelerated meeting dates for September and October.

**New Economic Development Planner**

Mr. Clarke has hired Bob Luongo, a Weymouth resident as the new Economic Development Planner. Mr. Luongo, with 20 years experience, has worked in Quincy, Chelsea, Lawrence and more recently for the New Bedford Economic Development Council. He told members that he was excited to have him on board.

**Waterfront Committee**

Members were told of the reactivation of the Waterfront Committee, which met last month. It was their first meeting in a year. He explained that Mayor Madden felt if the committee had a purpose it would be worthwhile. He and Ms. Schloss, Conservation Administrator met with them. He felt the committee would be taking an advisory and policy role. During the meeting he explained to the members that they needed to be active and not just come to meetings to hear the Director's updates. He said he will be playing a more interactive role

this time. At this point he sees some potential issue with docks, abutters cutting down trees and he felt the committee would be a good vehicle to set policy regarding these types of issues.

Mr. Hurley asked if these weren't conservation issues and Mr. Clarke responded 'yes, they are', but that department and Board members have many other things going on with their Notice of Intent applications and violations - so because of that he felt the Waterfront Committee may be the better avenue to address these issues. He said he would be reporting back to the Conservation Commission on their progress.

### Other Business

Mr. Flynn referred to Capital Budget, noting it was a requirement of the Community Preservation Committee to address the Capital Budget Committee. Based on that he felt they would need to set up a meeting, allowing them to come and comment.

Mr. Clarke said he would like to see the CPC work with the Capital Budget Comm, to see and understand where the funds will come from. Re. Capital Budget items he noted that the CPC will have a different viewpoint, focusing on Open Space, Affordable Housing and items of Historical interest.

Mr. Flynn commented that he checked on the seawall, adding they can't pay for that work under the present guidelines. He also commented that he could foresee a lot of open space proposals; such as, around Whitman's Pond.

### ADJOURNMENT

A motion was made to adjourn at 8:00 PM.

UNANIMOUSLY VOTED

Respectfully submitted,

Susan DeChristoforo  
Acting Recording Secretary

APPROVED: Paul Hurley

DATE: 10/17/06