

**PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
November 14, 2006**

The Planning Board of the Town of Weymouth held a public meeting on Tuesday, November 14, 2006, at 7:30 at McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA

Present: Paul Hurley, Chairperson
Walter Flynn, Vice Chairperson
Sandra Williams
Frank Hawkins
Not Present: Mary Akoury
Staff: Rod Fuqua, Principal Planner
Recording Secretary: Janet Murray

Chairman Paul Hurley called the meeting to order at 7:30 pm.

Public Hearings

Public Hearing (Cont.)

Petr: Stephen Zeboski
Locus: Martin Street
Sheet 33, Block 425, Lots 16, 47, and
a portion of what was formerly a part of Lot 4
Zoning: R-1
Definitive Subdivision Plan to create three (3) buildable lots

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A MOTION was made by Sandra Williams to CONTINUE the public hearing and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

Mr. Scott Arnold stated that he has met with the Planning Department and DPW to discuss suggested changes and the concerns from the prior public hearing. He reviewed the issues as follows:

- The fire hydrant shown at station 2+90 is listed as already existing. This hydrant was required under a previous submittal for roadway conditions on Martin Street. It is still a proposed hydrant. Moving the location of the hydrant to the end of the water main was discussed. There is an existing hydrant at 2+25 and the proposed hydrant would be at 4+25. There is also an existing fire hydrant on Front Street.
- Water service to the houses will be 1 ½" to 1" depending on the length of the service.
- The water easement to Lambrose Street is now considered unnecessary as Lambrose Street is mostly wetlands and is unlikely to be developed. This easement may be abandoned in the future.
- The sewer manhole has been added to the plan. A 10' separation between water and sewer lines will be maintained. When coring into existing manhole, a boot shall be used for the pipe connection. This notation was added to the plan.

- The Highway Division had a comment regarding the diameter of the cul de sac. The applicant is asking for a waiver. The standard is 90'; 70' is requested because there is only one additional lot being built on Martin Street. Parcel 6A already exists on the street. The applicant would contribute some of the private land to allow for the cul de sac. The home to be developed on parcel 6A has been noted on the plan, as have the dimensions.
- The comment regarding drainage easement being legally created by a recorded plan – this would be done on approval of this plan.
- Details for the drainage channel have been added to the plans.
- Maintenance of the stormceptor catch basin while the road is a private way will be the responsibility of the applicant until such time as the road is accepted by the town as a public way.
- Parcel 9A is a subdivision of a larger lot; the dimensions have been noted on the plans as requested.
- Outstanding construction issues: final pavement needs to be installed, as do the manhole covers. These would be some of the last items to be completed. Five roadway bounds are shown on the plans.
- Drainage calculations have been submitted to DPW that show the added drainage can be handled by the existing system.
- Inspection ports have been added to the drainage structure.

Mr. Fuqua stated that the issues covered by Mr. Arnold have been discussed with DPW. He also noted that the earliest plans for the development of Martin Street go back to the early 1980's. He noted that the Water Department would soon start the process to eliminate the water easement to Lambrose Street. The Engineering Department has requested a maintenance and operation program for the stormceptor; the Conservation Commission usually asks for this.

Mr. Fuqua stated that there are a couple of unique conditions to Martin Street. The roadway conditions were established in two phases. The first was for the Chrobak property and then for lot 6A. It is a subdivision plan because an additional lot is being developed. The turnaround does not meet the town's standard. This will require a waiver. If the waiver for the turnaround is not granted, lot 6A could be developed but not the proposed lot.

Martin Street is under a performance guarantee. DPW has noted that the manhole covers are still buried. An occupancy permit will not be issued until this is corrected.

The sight line from Martin Street onto Front Street is a concern; this is an existing condition.

A waiver for soil percolation testing has been requested. There is ledge; shallow depth to

bedrock. There will be a need for blasting.

A pavement waiver to 20' width is requested for the sidewalks; this would be a continuation of the existing condition on Martin Street. The standard is 24'. To construct the sidewalks to 24' would result in a bowing out at the joining point of the existing sidewalk.

Mr. Hawkins asked about leveling out the 3-4' slope where the cul de sac is located. Mr. Arnold stated that it would be leveled. He noted that the grade would be 1%.

Ms. Williams asked if a fire truck could make the turn on a 70' diameter cul de sac. Mr. Fuqua stated that a fire truck could turn around with a three-point turn.

Christine Lynch, 655 Front Street, stated that some of her concerns have been addressed. She noted that there is a lot of ledge and she is concerned about the extensive blasting that will be required. She stated that she is opposed to the plan as submitted.

Mr. Hawkins commented that a convex mirror could be added to improve the sight line.

Mr. Zeboski stated that he has spoken to Ms. Ross, property owner of the corner lot at 671 Front Street, regarding some of the landscaping concerns. He noted that Ms. Ross was not opposed to making some changes to this landscape which has become overgrown.

Joseph Lynch stated that he is concerned about the safety issues along that portion of Front Street.

Mr. Hawkins made a MOTION to CLOSE the public hearing and was seconded by Mr. Flynn and was UNANIMOUSLY VOTED.

Mr. Hurley stated that the Board has until mid-January to make a decision. There will be another meeting to discuss the application

Performance Guarantee

Weathervane – change from Lenders Agreement to Passbook - \$43,200

Mr. Hurley noted that he is an abutter and will step out of the room for the vote.

Mr. Fuqua stated that the name on the passbook would be the Town of Weymouth. This makes it easier if there is default. Once the work is done, the money must be returned to the developer.

A MOTION was made by Mr. Hawkins to change the Performance Guarantee for Weathervane from a Lenders Agreement to a Passbook in the amount of \$43,200 and seconded by Ms. Williams and UNANIMOUSLY VOTED.

Other Business

Capital Improvement Plan is being reviewed by the Mayor's Office. The Mayor's office is meeting with each department to discuss the requests. The last department is the library and this

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meeting is scheduled for 11/21/06. After that time, Mr. Fuqua will send out the plan.

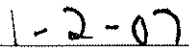
The next two meetings were scheduled for 12/5/06 and 12/12/06.

Adjournment

At 8:30 pm, there being no further business, a MOTION was made by Mr. Flynn to ADJOURN and was seconded by Mr. Hawkins, and UNANIMOUSLY VOTED.



Paul Hurley, Chairperson



Date