

WEYMOUTH PLANNING BOARD
McCulloch Building, Whipple Center, 182 Green Street
November 29, 2011
Minutes

PRESENT:

Walter Flynn, Chairman
Dave Chandler
Sandra Williams, Vice Chairman
Mary Akoury, Clerk
Paul Hurley

ALSO PRESENT:

James Clarke, Director Planning & Community Development
Robert Luongo, Economic Development Planner
Sue Kay, Mayor
Michael Gallagher, IT
Jeff Bina, Director, DPW
Bill McKinney, CFO

OFFICE OF THE TOWN CLERK
WEYMOUTH, MASS.

2012 OCT 17 AM 8:56

RECEIVED

Chairman Flynn called the November 29, 2011 meeting of the Planning Board to order at 7:00PM.

Mayor Kay stated that she would like to begin a general discussion on the Capital CIP Plan report in definitive form. She is working with Mr. Luongo to tighten up the plan. Mayor Kay stated that she is committed to working on the sidewalks in the town. They have not been worked on in over 30 years. Mr. Bina can identify certain sidewalks that need immediate repair then assess entire town and prioritize. Mayor Kay stated she will start this work within the next budget season. She is not sure of the cost in linear yards; all needs to be done; sidewalks are main priority this year. She will clear numbers before going before Town Council.

There is a need to set aside monies for Capital Planning projects; have not been able to do so over this past year. Now the town is in emergency state because have not addressed in so many years. There is a need to catch up and make this plan realistic.

Ms. Akoury asked Mayor Kay if department heads have heard of this plan yet. Mayor Kay stated no but they will. Mayor Kay would like all department heads to come up with their own clear plans.

Mayor Kay stated that she would like to get completed projects completed and off the Capital Improvement Plan list. Funding source should say "proposing funding source"; should have good quotes on the projects to be done. Mayor Kay would like all this information shown on the CIP so that it is a realistic plan.

Mr. Chandler asked Mayor Kay about the two fire stations. Mayor Kay stated this is a request list. She will make the final decision. Mr. Luongo stated this is a wish list. The second Fire Station is slotted for Southfield. It is currently not a priority because no one is living there. Mayor Kay stated that Southfield probably will put out an RFP. After December 15, 2011

Southfield is now responsible for public safety at the base. This is no hindrance or negative feedback to the Town of Weymouth.

Chairman Flynn asked what the Host Community Agreement has in funding. Mr. McKinney stated 1.7 million dollars.

Mayor Kay stated that the Purchase and Sale Agreement for the rest of the Navy land has taken place and is set to be submitted on December 15, 2011 in Boston, Massachusetts.

Chairman Flynn asked how much of the 1.7 million is allocated to the Host Agreement. Mr. McKinney stated none. Mr. McKinney stated \$81,000 for Legion Field Improvements. Monies from LNR last year will be \$85,000.

Chairman Flynn asked should Planning Board focus Capital Improvements on 2013 and no other years. Mayor Kay stated she needs further clarification. What if there is a three phase project? Mayor Kay stated she would like to know what is happening from year to year. A two (2) year plan might be more appropriate. Chairman Flynn stated that historically Planning Board has looked at items not important today and recommended they be set back one or two years. Mayor Kay suggested adding just look at all five (5) years in the comments.

Chairman Flynn asked Mayor Kay if she is able to reconstruct the "Friends of the Teen Center" in order to get at the monies that were raised. Mayor Kay stated that she has worked on this and will continue to work on this. Mr. Clarke stated that at the last Planning Board meeting Mike Gallagher was asked about this issue and he has been working on this issue. Mr. Gallagher stated it is a non-town entity and not formed by the Mayor or the Town. Mayor Kay stated she will personally ask to get them to vote to give the monies to the town.

Chairman Flynn stated he has been advised of the common communication system being proposed in the town, radio system. Planning Board strongly recommends this system for the town. Mayor Kay stated that Mr. Gallagher has successfully gotten the town to agree on this as well.

Mr. McKinney stated he submitted the budget for 2011-2012. When it is signed it will start 2013. The Emery Estate will go to bond with this purchase of 1.9 million. Added bonds from 10 years ago at new low interest rates, which saved the town a total of \$300,000. 2.2 million in new projects; Wessagusset, Police, Teen Center, vehicles and water projects. Received bond funds this month. Debt load 77 million 1/2 inside limit, 1/2 outside limit.

Mr. McKinney stated level services; got \$500,000 in local aid; were able to replenish reserve fund.

Jeff Bina

Director, Department of Public Works

PROPOSED BUILDING, GROUNDS AND EQUIPMENT

#46 Public Works Building - was built in late 1950's or 1960's - it is showing its age.

- #47 Drainage Projects, various locations - have a list of proposed projects need to monitor drain system to receive monies.
- #48 Park improvements
- #49 Wessagusset Beach storage facilities - take building down. Mr. Bina stated he will get more information. Ms. Akoury asked will this storage facility be replaced. Mr. Clarke stated that he will come back before PB with more information.
- #50 Resurface town owned parking and driveways - non Chapter 90 covered property.
- #51 Sidewalk Repair - Ms. Akoury asked if the Sidewalk Committee will be resurrected. Mr. Clarke stated no, staff meets weekly and will discuss same information as was discussed at old Sidewalk Committee. Mr. Gallagher stated that the ideas are still in discussion phase.
- #52 Road Repair - Mr. Hurley asked, water and sewer, do you appropriate any money out for road repair? Mr. Bina stated yes. Mr. Chandler stated that Ralph Talbot Street is a state road from Hingham to JP's. It is in the most deplorable condition. Mr. Chandler asked does the town ever contact the state and ask them to work on this road. Mr. Bina stated that he is meeting with the District 6 Highway Director tomorrow and will bring this up with them at the meeting tomorrow.
- #53 Seawall Repair - the seawall was constructed by Division of Waterways. Chairman Flynn stated it gives a degree of relief if need for homeowners.
- #54 Iron Hill Dam - The Office of Dam Safety gave a rating of "poor condition". Town of Weymouth needs to do more inspections with a plan to bring up the rating to "fair". Mr. Bina stated that ODS has required Town of Weymouth to make improvements by 12/12/11.
- #55 Commercial St. Bridge at Water St. -
- #56 Annual I/I Program - active program received matching grants to improve pipes.
- #57 Pump Station rehab at Wharf Street - needs to be upgraded.
- #58 Water Tank - 4 tanks in town, they need a continuous upkeep with painting.
- #59 Water Main - develop next year's water program.
- #60 Radio Frequency PRV Valves and Water Tanks - more reliable with radio than telephone.
- #

Jeff Bina

Director, Department of Public Works

REQUESTED VEHICLES

#17 2 Tradesman Vans - School Department

#18 3 One Ton Dump Trucks - School Department, plow, sand and field maintenance.

Ms. Akoury asked if Mr. Bina could please find out the mileage and how old the vehicles are and report back to Planning Board. Mr. Bina answered yes.

#19 Tractors - 4 fields and plow

Mr. Bina stated that Mayor Kay is looking at a true actual maintenance of all fields, grounds all owned by Town.

#20 One 35,000 GVW Catch Basin Cleaner - 1984 vehicle.

#21 35 GVW Dump Trucks - 6 wheel dump trucks for winter mainly.

#22 One Mechanical Street Sweeper - sweeper lot of maintenance.

#23 One Vacuum Street Sweeper - can travel faster on the road, more efficient.

#24 Flail mower with M-Trim for holder machine - mower.

#25 One Rubber Tire Backhoe - backhoe.

#26 One Wood/Brush Chipper - gets a lot of use.

#27 Sand Spreader Units - rust out.

#28 Sidewalk Tractor - steel track - sidewalk plow.

#29 Sidewalk Tractor Rubber Tire

#30 Two Pickup Trucks w/plows - for smaller locations can't get plows into; 2 twenty year old trucks.

#31 New forklift - town does not own one.

#32 1-ton dump truck w/plow package - access to pumping station in snow.

#33 Medium duty dump truck w/plow package - larger service vehicle, take pumps out of service and deliver to repair shop.

#34 New Equipment - new pickup - use for inspectional services, sewer installations.

#35 1-ton dump truck w/plow package - Water Division uses to maintain around treatment plants.

#36 JCB Backhoe

Mr. Chandler stated DPW is looking for seven (7) trucks w/plows and sanders. Mr. Bina stated yes. Ms. Akoury asked if Planning Board could have a listing of the vehicles purchased by DPW over the last two years. Mr. Bina stated yes.

#37 Dump truck 55k GVW w/spreader and plow - dump truck.

#38 Pickup 550 utility, heavy duty, tandem rear wheels - utility truck replacement.

Chairman Flynn asked Mr. Luongo to either eliminate the provisions/ratings from last year or have the various departments issue their new ratings.

Jeff Bina

Director, Department of Public Works

IN PROCESS

#18 Wetland Replication Route 3 - contract is closed and closes out.

#19 Seawall Repairs, Fort Point Road and Fore River Avenue - received \$100,000 to study seawalls, got report, contract has been rewarded.

#21 Montcalm Street - increase from 30' to a 40' line.

#22 Redirect Sump Pump/Laterals Town wide - ongoing processes to redirect.

#23 Assessment of Pleasant Street Sewer System - will get back to PB with more information.

#24 Water Main Replacement, Route 18 and other streets - 95% complete.

#25 Washington Street sluice gate - pump station sluice gate 95% done.

#26 Water Main, Drain and Roadway Improvements, White Street - w CDBG money to replace and resurface.

#27 Newell Park Improvements - with CDBG money, slope cut, grubbed and reseeded. CDBG \$100,000 allocated for additional work.

Mr. Clarke stated as to Mr. Chandler's question/request to ask about Ralph Talbot Street and getting state monies to have the road repaired. Hingham is in a different district from


Weymouth. The Town of Weymouth has asked the State to turn the road over to the Town of Weymouth.

ADJOURNMENT

At 8:50PM, there being no further business, a MOTION was made by Mr. Chandler to ADJOURN and was SECONDED by Mr. Hurley. It was UNANIMOUSLY VOTED.

Respectfully submitted,
Christine Callbeck
Recording Secretary

Approved by:



Walter Flynn, Chairman



Date