

**PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
MARCH 30, 2004**

The Planning Board of the Town of Weymouth held a public meeting on Wednesday, March 30, 2004, at 7:30 p.m. at McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA

Present:	Paul Dillion, Chairperson Walter Flynn Paul Hurley Mary Akoury
Staff:	James Clarke, Director of Planning & Community Development Rod Fuqua, Principal Planner Kate Marshall, Economic Development Coordinator
Recording Secretary:	Janet Murray

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Paul Dillion called the meeting to order at 7:30 p.m.

Form A Plan

Form A plan for Pleasant Street, Sheet 39, Block 448, Lot 33 was presented to the Planning Board.

A MOTION was made by Paul Hurley to approve the Form A plan for Pleasant Street, Sheet 39, Block 448, Lot 33 and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

The Chairman asked Mr. Tanner if he would allow the presentation of the preliminary plan for Echo Avenue, Joan Terrace, and Paris Street to go ahead of him. Mr. Tanner agreed.

Preliminary Plans

Echo Avenue, Joan Terrace, Paris Street

Mr. Robert Chrusciel of Gale Associates on behalf of the Redevelopment Authority made the presentation for the preliminary plans.

Mr. Chrusciel noted that this project is being funded by a Community Development Block Grant (CDBG). The project will upgrade the roadways and the utilities. The neighborhood encompasses approximately 10 acres. The roads are narrow and sub-standard. The standard roadways are 40' in width with two 12' travel lanes. This project will modify the standard and provide 32' in width with two 10' travel lanes.

There are currently drainage overflows. The catch basins will be upgraded; an infiltration galley, and overflow structure will be constructed. The sewer lines will be extended; utility poles will be relocated and the water mains will be upgraded. An asphalt berm will be installed along Washington Street to keep water runoff from entering the neighborhood system. A fire hydrant will also be installed.

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DPW is reviewing utility placements and the Fire Department is reviewing the location of the hydrant. The Traffic Engineer will review traffic issues at the intersection at Washington Street and Echo Avenue.

The impacts to the abutters is extensive, however, much consideration was given to individual properties.

Tanner Terrace (formerly Joie's Circle, off Chelsey Way)

A MOTION was made by Paul Hurley to open the public hearing continued from March 9, 2004 for the definitive subdivision plan and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

It was noted that Board member Mary Akoury would be allowed to ask questions but would not be allowed to vote on this matter, as she was not present on March 9, 2004.

Attorney Gregory Galvin represented Mr. Thomas Tanner, the applicant. Also present on behalf of Mr. Tanner, was Jenn Hupp from Beta Engineering.

In response to the concern that there was a similar sounding street name in Weymouth, the applicant has agreed to change the name of the street to Tanner Terrace.

Ms. Hupp made a presentation to the Board outlining the proposal with changes made since the last hearing. The areas of concern are the looping of the water system, the roadway layout, the land, and maintenance of the infiltration system. The easement has been added to the plans to show its location. DPW issues were addressed as to the grading of the roadway and the berms. One of the infiltration systems will be eliminated, as it is not necessary. DPW is still reviewing the modifications to the drainage system. There are conservation concerns regarding the 50/100-year rain events. The ground survey showed that system would conform to all stages of rain events. The flow tests are on record. There will be one 18" overflow pipe.

Michael Smart, Town Councilor, noted concerns regarding all the flow directed towards the main area/infiltration. He also mentioned concerns regarding a detention pond.

The Planning Board will decide the necessity of placement of an island in the cul-de-sac.

Greg Eagan of 29 Chelsey Way noted that there is a covenant for Holly Estates and questioned if the new subdivision would have a similar covenant. Mr. Tanner stated that he is reviewing the existing covenant for Holly Estates.

Mr. Eagan questioned the retention basin on lot 1. It was noted that nothing could be built over it. Also he noted that lot 10 is a pork chop lot and he asked that the building inspector to review this. He stated that the developer needs to be careful not to put too much on this lot.

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Garrett Maher questioned when the town would approve Sheri Lane and Chelsey Way. He also questioned why a new project is going forward when old ones have yet to be completed. Jim Clarke stated that there would be a thorough review and inspection by DPW to approve the above-mentioned streets.

Joyce O'Neal of 30 Chelsey Way stated that her property abuts the intersection of the proposed Tanner Terrace. She asked about the lighting style. Mr. Tanner agreed to allow Ms. O'Neal to select the style.

Bob Goldie of 133 Chelsey Way questioned the displacement of runoff by foundations. He is concerned that more water will collect behind his home. It was noted that the normal groundwater level is below the foundation depth.

Rick O'Neal of 30 Chelsey Way questioned who would be responsible if there is damage to the roads by the construction trucks. The contractor/developer would be responsible for any damage thru a construction guarantee required for the project.

Paul Hurley made a MOTION to CONTINUE the public hearing until 7:45 p.m. on April 20, 2004 and was seconded by Walter Flynn and was UNANIMOUSLY VOTED.

Other Business

The Libbey Industrial Park was created in 1986 as a Planned Office Park. The issue of added usages was brought up. Medical usage is currently prohibited. The Park is in B-1, B-2, and Highway Transition Zones. Medical Offices are allowed in these zoning districts.


In order to add this usage, parking requirements would need to be changed. It was recommended to submit this proposal to the Town Council as a change to the Planned Office Park (P.O.P). Zoning language will need to be prepared. It was noted that the property should be kept on the tax rolls.

At 8:50 p.m., there being no further business, a MOTION was made by Paul Hurley to adjourn and was seconded by Walter Flynn, and UNANIMOUSLY VOTED.

Respectfully submitted:

Janet Murray
Recording Secretary

Approved:



Paul Dillon, Chairperson



Date