

**PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
OCTOBER 26, 2004**

The Planning Board of the Town of Weymouth held a public meeting on Wednesday, October 26, 2004, at 7:30pm at McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA

Present: Paul Dillon, Chairperson
Walter Flynn
Paul Hurley

Staff: Rod Fuqua, Principal Planner
James Keefe, Procurement Officer

Recording Secretary: Janet Murray

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

CAPITAL BUDGET – James Wilson, Chief Financial Officer

James Wilson, the Town’s Chief Financial Officer presented the Board an overview of the upcoming capital budget process.

Mr. Wilson noted that there are approximately \$2 million in building repairs currently being considered. The Pingree School needs \$198,000 to replace the boiler.

Mr. Wilson informed the Planning Board that the state has presented the town with a check for the High School building project thru the State’s reimbursement program. The amount paid to the town was more than expected, which means the town will need to bond less money.

Parks and fields will be on the list as an area needing review and upgrading.

Vehicles are now purchased for multiple users. There is also central maintenance. DPW and School Department are the most likely to be sharing equipment. The Fire Department is in need of a vehicle for the Deputy Chief. The Police Department has submitted its annual request for new cruisers. The Police are also looking to replace their computer system.

Mr. Wilson stated that there is currently \$3 million in Free Cash.

The Water and Sewer Enterprise Fund has \$900,000 in retained earnings. The 4-year rate was set in June. One million dollars per year is planned for water main replacement and \$25 million for a new water treatment plant at Great Pond.

The Sewer Fund has \$900,000. The town’s consent order with the DEP should be completed in approximately 2 years. Much of the work currently being done is per the consent order. Contract #3 is for the Rt. 18/Rt. 53 pumping station and well replacement. The funding for this project is in place. The wild card in this process is the MWRA.

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There is an 18-month plan which includes ordinary and necessary repairs. Practical measures and conservation are also part of this plan.

Mr. Wilson advised the Board to look at the capital budget requests with an eye towards cost benefits. New facilities vs. expansion should be reviewed and compared.

SEABURY STREET

This is a preliminary application for development of Seabury Street, which is located in North Weymouth, off of Green Street. The developer has submitted this concept plan to obtain primary feedback from the Board before the public hearing.

Kenneth Teebagy spoke on behalf of Ken Ryder, the developer. Mr. Teebagy noted that Mr. Ryder owns a number of the lots in the proposed development, but he does not own all of them.

Seabury Street is a paper street. It is currently unimproved and the Planning Board needs to set the necessary road conditions. The developer would then need to bring the new road out to Green Street. There is an existing paved apron. The road is proposed to end in a cul de sac on lots 11 and 12.

Sewer and water service for this area will need to be connected. There will be a leaching/recharge area.

The police department has expressed concerns regarding the installation of a handicap ramp and also the angle and radius for the turn from Green Street onto Seabury Street. The plans need to show a leveling course at the proposed intersection.

It was noted that lot 3 on the plans has frontage on both streets. The access will be on Seabury Street.

It was suggested that the developer meet with the owners of the 2 homes currently located at the proposed street intersection.

DPW noted that they would need to see plans for the proposed storm drain, drainage calculations, and soil tests. Also, a portion of Seabury Street past where the cul de sac is planned would need to be abandoned. On paper, Seabury Street connects to Call Street. There is a steep drop off and a salt marsh in this general area. There are retaining walls planned.

There is a potential of lots not under Mr. Ryder's control being developed after the roadway is completed.

It was noted that a plan was presented to the Board in 1988 and it was denied. There has been no activity since then.

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OTHER BUSINESS

Form A plans – D.F. Haviland Lane

The Board of Zoning Appeals has granted an easement for lots located on D.F. Haviland Lane in order to preclude access to Vine Street.

A MOTION was made by Paul Hurley to ACCEPT the Form A plan for D.F. Haviland Lane and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

Wampum Street

Wampum Street is a paper street located off Forest Street. The lots are being subdivided but the lot on Wampum Street is not buildable.

A MOTION was made by Paul Hurley to ACCEPT the Form A plan for Wampum Street and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

Minutes

A MOTION was made to accept the minutes from the October 12, 2004 Planning Board Meeting and was seconded and UNANIMOUSLY VOTED.

November Meeting Schedule

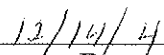
The Planning Board will meet every Tuesday in November except November 2, 2004.

Adjournment

At 8:40pm there being no further business, a MOTION was made to adjourn and was seconded, and UNANIMOUSLY VOTED.



Paul Dillon, Chairperson



Date