

**WEYMOUTH PLANNING BOARD**  
**McCulloch Building/Whipple Ctr. Conference Room**  
**December 14, 2004 Meeting**

**PRESENT:** Paul Dillon/Chairman, Paul Hurley, Scott Curry, Walter Flynn and Mary Akoury  
(arrived 8 PM)

**ALSO PRESENT:** Rod Fuqua, Principal Planner/ Dept. Planning & Community Development  
Kate Marshall, Community Development Planner  
Jim Keefe, representing J. Wilson

Chairman Dillon called the December 14th, 2004 meeting of the Planning Board to order at 7:00 PM.

Public Hearing Cont. – 7:00 PM

Petr: Dept. of Planning & Community Development

Locus: Echo Avenue, Joan Terrace and Paris Street

Sheet 30, Block 382

Zoning: R-1

Definitive Subdivision Plan

RECEIVED  
2005 FEB -9 A 11:11  
OFFICE OF THE TOWN CLERK  
WEYMOUTH, MASS

Mr. Hurley moved to open the hearing for Weymouth Department of Planning & Community Development re. Echo Avenue, Joan Terrace and Paris Street.  
UNANIMOUSLY VOTED

Prior to the arrival of Dale Harris of Gale Engineering, Mr. Fuqua informed members that the proposal before them this evening re. the Echo Avenue subdivision project consisted of work that would take place on Echo Avenue, Joan Terrace and Paris Street.

Mr. Dillon waived the reading of the Notice of the Public Hearing.  
Moved and seconded.

Mr. Fuqua explained that the project was similar to the Woodside Path project, which had been funded by Community Development Block Grant Funds, as is this project.

Members were pleased to hear about the proposed work.

Mr. Fuqua stated that the condition of the existing dirt roads was the primary motivating factor for the improvements in the area. He told members that Gale Engineering was the firm that was hired to do the work. He said they were trying to keep with the standards of Pine Grove, adding that the roadway as designed is 32 ft. wide. Plans are to upgrade the water lines, as well as relocate the sewer lines and install a drainage system for the roadway. He told the Board that the proposal included 24 lots and that additionally, there would be a 'taking' along the edge of the roadway up to 10'-11' with the Town's Redevelopment Authority being the negotiator. He went on to clarify that the Redevelopment Authority could not do any work until they first assume ownership of the right-of-ways.

Mr. Fuqua explained that in some cases retaining walls would be reconstructed/relocated and that these retaining walls would be reworked on two sides of Echo Avenue and by Lynn's Variety Store/Paris Street. He noted that the water line would be connected and improved to 6" where necessary and all water will be looped, which will benefit fire flow.

It was pointed out that other issues include drainage. The water system proposed is a series of infiltration systems. Members were told that they cannot include a detention basin because in order to do so, they would need to 'take' one house and the Redevelopment Authority didn't want to do that.

Plans for the project are to have a surcharge with larger storm events. Joan Terrace will have an infiltration system and the system will pick up most of the suspended solids. He told members that they were trying to match existing grades and there was very little deviation from the existing grade. He stated that the designers tried to keep the grade for the residents as well as the utility lines, which called for some creativity. It was noted that once they were into the construction they may need to shift the road in the area of the retaining wall to the same height of the retaining wall, noting that in one section it is as high as 10 ft. and the cost would be a mitigating factor in their consideration.

Mr. Flynn asked where the retaining wall was 10 ft. high and Mr. Fuqua referred him to Sheet C6-3, pinpointing that north of '17' there were two sheds and that was where the wall was the highest.

Mr. Frank Hawkins of the Redevelopment Authority was in the audience and told members that he felt it to be a good project that would make the area more accessible for the residents.

Mr. Fuqua said the project started a year ago and that the residents have voiced their concerns regarding access.

The hearing was opened to the public.

Ms. Elizabeth Rich of 18 Echo Avenue asked if the land had been surveyed.

Mr. Harris/Gale Engineering stated that they had been working with the existing plans on file. He then referred to the plan depicting the new paved way, new right-of-way, new curbs and utilities, adding that the Redevelopment Authority also wanted to get the drain to function better.

Ms. Rich commented that her land wasn't surveyed and Mr. Harris referred her to 18 Lane Avenue, which was on file at the DPW.

Mr. Charles Seppala of Lane Avenue asked about sidewalks.

Mr. Fuqua responded that there wasn't enough room for sidewalks.

Mr. Seppala then asked about a Stop Sign and Mr. Fuqua said they would look into them and that the Police Department would also have to review it.

With reference to a Stop sign, Mr. Fuqua said that plans are to have a Stop sign at Lane and Echo Avenue. With regard to Washington Street having a Stop sign that would be subject to approval by the state, as Washington Street/Route 53 is a state road.

Ms. Jean Brogna, 34 Lane pointed out to members that her driveway is part of Echo Lane.

Mr. Warren Smith, 28 Lane Ave. said that he was also concerned with the intersection, which he said is prone to accidents and if plans are to widen the road he would be very concerned. He commented that they can't get two cars by there at this time.

Many residents voiced similar concerns.

It was pointed out that presently the road allowed only one car to pass at the intersection and there also was a blind hill – it was a very dangerous traffic area. Residents felt that once the road was widened the problem would be worse.

Photographs showing the road/houses and demonstrating the traffic issues were submitted for the record.

Mr. Dillon assured the residents that the Board members would consider all their comments.

Ms. Seppala, 28 Lane Avenue asked if the plan was for one year and was told that was correct and that the work was being done at the residents request.

Mr. Lee said he was concerned about mowing his lawn.

Mr. Curry moved to close the public hearing.

UNANIMOUSLY VOTED

Before going on to the next agenda item, Mr. Dillon told those present that the Board has 21 days to make a decision and that they could check with the Planning Department on the next time the matter would be on the agenda. He assured the residents that he heard their concerns and that the Board would look at all the issues addressed this evening closely taking their testimony under advisement. He thanked all for coming.

### **Capital Budget Review**

#### **Public Works Department - (Central Maint.)**

Mr. Bob O'Connor, Director of the Public Works appeared before the Board. He began by addressing three reports on DPW his Capital Budget requests before the Planning Board in numerical order – the first being Capital Improvement Plan for Proposed Building and Grounds spreadsheet – FY05 through 2010. All were reviewed with comments as follows:

#25 – Phone System Upgrade – Total Cost \$35,000

Mr. O'Connor told members that the DPW is not presently on the Town's Centrex System and their present telephone system is 10 years old and it has been difficult to find replacement costs, adding that he suspected that they were probably losing calls. He told the members that he spoke with Jim Wilson and they would be working through IT and utilizing the state blanket bid process for an appropriate system.

#26 – (Eng. Div.) Drainage Projects, various locations – cost \$125,000 (\$25,000 per year beginning FY06)

Mr. O'Connor said the funding was needed to deal with the ongoing drainage problems.

Mr. Fuqua pointed out that these costs have been funded for the past couple of years through CDBG and Mr. O'Connor acknowledged this.

#27 – (Central Maint.) Resurface town-owned parking and driveways – Total Cost \$875,000 - \$250,000 for FY06 & FY07

#28 - (Highway Div.) New Roof at DPW Headquarters – Total Cost \$250,000

Mr. O'Connor said it would be a rubber roof and emphasized that this was a top priority.

#29 – (Public Works) Legion Field Site Improvement – Total Cost \$300,000

Mr. O'Connor said the original cost to the town was \$300,000; but this cost has been reduced to \$150,000 because \$150,000 had been supplied by the state. He informed the Board that negotiations are ongoing with Mayor Madden and 'Greenbush' re. the fill for this site.

Mr. Fuqua explained that this amount only covers the Town's oversight and engineering cost re. fill and machine times.

Mr. Fuqua asked, once the field is at grade what is the time frame?

Mr. O'Connor responded that the fill/foundation first needs to sit 12-18 months.

Mr. Fuqua asked if there would be additional requests and Mr. O'Connor said there would be, adding the money was only for the solid foundation.

#31 – (Sewer Div.) Sewer Main Extension Program – Total Cost \$500,00 (\$100,000 yearly beginning FY06)

In referring to Weaver Road, Mr. O'Connor informed members that the Health Department has declared it a health issue (the location was opposite the Pratt School) – and that the work was being done this year.

#32 – (Sewer Div.) Construction Capital Improvement Project (Sewer Rehab) Contract #1/Winter St. to Essex St.) – Total Cost \$3,800,000 – FY06 \$2,400,000

Mr. O'Connor told members that the cost from the sewer main program, which went from Winter Street to Essex Street, was \$2,400,000 with the hook-up at Avalon. He said that the cost would be through bonding and considered along with the Water & Sewer rate increase.

#33 – (Sewer Div.) Construction Capital Improvement Projects (Sewer Rehab) Contract #4, Libbey to Winter St. Total Cost \$2,200,000

Mr. O'Connor told members that this contract would bring the rehab work up to the DPW's front door, adding it was one of five capital projects that will go out to bid in the Spring.

#34 – (Sewer Div.) I&I Program, Mill River & No. Weymouth, Flow Isolation, TVing, Design & Construction - \$2,120,000

Mr. O'Connor announced that they had received \$250,000 from the MWRA (Ma. Water Resource Authority) for this project.

#35 – (Sewer Div.) Upgrade Ejector Stations (11) – Total Cost \$935,000 (beginning in FY05 \$340,000 & FY06 \$340,000)

Mr. O'Connor said they are proposing to do (4) of the (11) stations in the next year.

#36 – (Sewer Div.) Montcalm Street - Total Cost \$1,875,000 (FY05 \$75,000 and \$1,800,000 FY07)

Mr. O'Connor told members that this was a problem area that needed to be addressed right away.

#37 – (Sewer Div.) Capacity Management Program – Total Cost \$300,000 (FY05 \$100,000 and FY06 \$200,000)

Mr. O'Connor noted that the proposed cost for FY06 was \$200,000 and told members the work would increase operating efficiency.

#38 – (Sewer Div.) Replace Landing Pump Station – Total Cost \$250,000 (for FY06)

Mr. O'Connor told members that this work would allow them to downsize pumps.

#40 – (Water Div.) Water Main Replacement Program/ACO Annually –Total Cost \$4M (Beginning FY06 \$1 M annually)

Mr. O'Connor told members that they have a Master Plan in place, subject to funding.

#41 – (Water Div.) Route 18 Water Mains – Total Cost \$1,600,000 (FY06 \$1.5 million) \$100,000 Funding Available

Mr. O'Connor explained that they are piggy backing this project on the Mass. Highway's and the \$1.5 million would be expended for the next three intersections, adding that the bid is to go out in May for this work.

#42 – (Water Div.) Storage Tank Painting/Reed Avenue – Total Cost \$400,000 (FY06)

Mr. O'Connor told the Board that the cost of this maintenance work is \$400,000.

#43 – (Water Div.) Storage Tank Painting/Essex Street - \$475,000 (FY07)

Mr. O'Connor told members this proposal was for discussion purposes only and no money was being requested.

#44 – (Water Div.) Randall Water Storage Tank Demolition - \$Total Cost \$200,000 (FY06)

Mr. O'Connor explained that this was a safety issue that needed to be addressed.

#45 – (Water Div.) Unidirectional Flushing – Total Cost \$100,000 (FY05)

Mr. O'Connor said this cost is for a computer-assisted program.

#46 – (Water Div.) New Great Pond Treatment Plant – Total Cost \$18 Million (FY08)

Mr. O'Connor stated that there is \$150,000 approved for this project and the contract is for \$129,000

#47 – (Water Div.) Great Pond Treatment Plant Improvements (Unscheduled Request) \$500,000 ea. yr. FY05/06/07

Mr. O'Connor pointed out that the cost is \$500,000 per year – adding the DEP requests two seasons of testing and they need one year for design.

Mr. Fuqua noted that this is starting right away, adding that the DEP requires the study. Additionally, he said the DEP has been contacted and they are sensitive to the Town's needs and might help out.

#48 – Washington Water Pump Station - \$85,000 FY05

Mr. O'Connor told members that they have requested a reappropriation to make the repairs.

### **REQUESTED VEHICLES**

#23 – 35,000 GVW Dump Trucks – Total Cost \$285,000 (FY05 \$95,000 – FY06 \$190,000)

Mr. O'Connor informed members that these are replacement trucks that are used in the winter to carry sanders.

Mr. Flynn requested details re. the three years of repair costs and Mr. O'Connor will supply them. Mr. O'Connor clarified that the three-year repair costs are for the older vehicles.

#24 – New Equipment – (2) 1-Ton Dump Trucks – Total Cost \$84,000 (FY05 \$42,000 & FY06 \$42,000)

Mr. O'Connor told members that these are replacement vehicles for those that are 25 yrs. old and are needed because of safety issues.

#25 – New Equipment (6) 11' Snow Plows – Total Cost \$36K (\$12,000 ea. yr. effective FY05)  
Mr. O'Connor said that these are one-way plows that go on the bigger trucks.

#26 – Flail Mower w/M-Trim for Holder Machine – Total Cost \$50,000 (FY05 \$25,000 & FY06 \$25,000)  
Mr. O'Connor told members that these are used for park improvements and they need this additional equipment to maintain the parks.

#27 – New Equipment – (1) Rubber Tire Backhoe - Total Cost \$90,000 (FY05)  
Mr. O'Connor told members that the DPW doesn't have one at this time and one is needed for the Schools.

#28 – Catch Basin Cleaner – Total Cost \$110,000 (FY05)

#29 – New Equipment – (1) Wood/Brush Clipper \$35,000 (FY05)  
Mr. O'Connor told members \$35,000 was the replacement cost to one that is 15 years old and breaks down often.

#30 – One Street Sweeper – Total Cost \$125,000 (FY05)  
Mr. O'Connor informed the Board that the present one was purchased in 1988 and was not worth fixing.

Mr. Fuqua asked if there was an increase in this work and Mr. O'Connor replied yes, adding they are required to use the sweeper a certain number of times re. storm water runoff.

#31 – Sand Spreader Units – Total Cost \$54,000 (\$18,000 FY06 & \$36,000 FY06)  
Mr. O'Connor reported that the present one is 25 years old and worn out.

#32 – Steel Track – Total Cost \$200,000 (\$100,000 FY06 & \$100,000 FY07)  
(Ms. Koury arrived)

#33 – Sidewalk Tractor Rubber Tire - Total Cost \$16,000 (FY05 \$80,000 & FY07 \$80,000)  
This will replace the existing sidewalk tractor. He told members that this machine is used year-round for sweeping sidewalks and for snow/grass removal.

#34 – New Pickup Truck - \$18,000 (FY05)  
He said this truck and Items #36, #37 and #38 are all replacements of School vehicles

#35 – New Tractor – Total Cost \$49,000 (FY04)  
This money is for replacement of a 1970 vehicle that is still used for “central maintenance”. He told members that eventually all the ‘blue’ school vehicles will be painted ‘green’ for the DPW.

Mr. Flynn asked where the tractor would be used and was told for the Abigail Adams School.

#36 – New Tractor – Total Cost \$49,000 (FY05)

#37 – (2) Pick up Trucks – Total Cost \$80,000 (FY04)

#38 – (4) Vans – Total Cost \$72,000 (FY04)

#39 – New Pick Up Truck – Total Cost \$40,000 (FY05)

Mr. O'Connor said this would become a central maintenance vehicle and would be replacing a 1-Ton truck with plow.

#40 – (3) Vans – Total Cost \$54,000 (FY05)

These old vans will be replaced with new cargo vans.

Mr. Curry asked Mr. O'Connor if they customize them 'in house' and he replied 'yes'.

#41 – Dump Truck/Water Div. – Total Cost \$42,000 (FY06)

#42 – Utility Truck – Total Cost \$20,000 (FY06)

Mr. O'Connor told the members that the DPW has a Central Depot, adding that now they can purchase in bulk, which has saved them so much money. Additionally they have saved thousands of dollars by hiring their own licensed electrician to replace traffic light bulbs, commenting that before this they have been charged \$175.00 per bulb.

#43 – (3) Vans/Central Maint. - Total Cost \$54,000 (FY07)

#44 – New Forklift/Central Maint. – Total Cost \$25,000 (FY08)

#45 – New Pickup/Central Maint. – Total Cost \$25,000 (FY08)

#46 – (2) New Dump Trucks/Central Maint. – Total Cost \$84,000 (FY09)

#48 – (2) Rubber Back Tire Backhoes/Water Div. – Total Cost \$180,000 (\$90,000 FY06 & \$90,000 FY09)

#49 – (2) Dump Trucks/Water Div. - Total Cost \$180,000 (\$90,000 FY05 & \$90,000 FY08)  
They are to replaced two DPW plows - one from 1992 and the other from 1997.

#50 – (3)\* Pickup Truck/Water Div. – Total Cost \$160,000 (\$40,000 each year FY06/07/09)  
(\*Handout read one pickup truck, Mr. O'Connor noted that this number s/b increased to three)

#52 – (2) Pickup Trucks/Sewer Div. - \$40,000 each (\$40,000 FY05 & \$40,000 FY08)

#53 – (Sewer Div.) 1-Dump Truck – Total Cost \$90,000 (FY07)

#54 – (Sewer Div) Rubber Tire Backhoe – Total Cost \$90,000 (FY08)  
This is a multi-use vehicle that is used daily.

#### **FY05 BUILDING & GROUNDS PROJECTS IN PROCESS**

#29 – Weymouth Landing Municipal Parking Lot – Cost \$1.9 M

This is part of the Greenbush restoration on-going project. Mr. O'Connor reported that there is an Agreement with the Town and the "T" that Weymouth be responsible for hiring the Design consultant to help with the project. Presently they are still in the design stage.

#30 – (Eng. Div.) Lake Street Retaining Wall – Cost/Expended to Date \$158,000  
Mr. O'Connor reported that this project is complete.

#32 – Commercial Streetscape/Weymouth Landing - \$125,000

There is a new concrete sidewalk here, adjacent to the Sacred Heart School.

#33 – Lane Beach House - \$82,000

This cost is to provide the Beach House with ADA facilities.

#34 – Park Improvements \$1.8M

These improvements include a new fence and well drill/irrigation at Ralph Talbot Fields. It has been made ADA accessible. Mr. O'Connor commented that he felt the improvements came out very nice, commenting they are not easily visible. He also noted that he enjoyed working with the school principal, Gary Pelletier.

#35 – #39 (Park Maint.) includes DPW/Park Maintenance work at Riley Fields, O'Sullivan, Negus, Lovell, Stella Terrell, Beals, Ralph Talbot and Lovell.

#40 - #48 (Park Maint.) – Improvements to School Parks/Fields

Mr. O'Connor said that the new fields they are looking at include Bicknell, Lovell, Pingree, Webb, Weston Julia Road and neighborhood parks. He said they may possibly use the fill from the "T".

#49 – (Park Maint.) Whitman's Pond Park Improvements/Middle Street

Mr. O'Connor informed members that the funding for this project came from CDBG funds as well as private businesses; such as, J F Price and the Rotary (gazebo and flag). The Town provided the electrical work and DeLuca Properties have donated perpetual maintenance. The DPW will be responsible for the trash pick up only.

Mr. Curry wanted to thank Bob O'Connor and Tom Slattery for all their work at O'Sullivan Park.

#51 – (Sewer Div.) Design 5 CIP Projects/Contract 1-5.

Mr. O'Connor stated that this work is mostly complete.

#52 - (Sewer Div.) Contract #2/Essex St., Jaffrey St. & Old Country Way –

This project is substantially complete.

#53 – (Sewer Div.) Contract #5/Modify Pump Sta. @ Commercial St.

This project is complete.

#54 – (Sewer Div.) Ft. Point Road Construction

Complete

#55 – (Sewer Div.) Septage Receiving Facility

This work has provided an odor-free environment for the firefighters.

#56 – (Sewer Div.) Contract #3 Libbey Pump Station & Rt. 3 Main

This work begins at Route 3/north pipe in January.

#57 – (Sewer Div.) I & I Program, Lower Central/Old Swamp Inspection, Design & Construction

This project is ongoing.

#60 – (Water Div.) Great Pond Treatment Plant/Pilot Study - \$150,000

Mr. O'Connor told members that with this work it will be easier to maintain and the operation will be more cost effective and then he went on to explain the process.

#61 – (Water Div.) Arthur Bilodeau Treatment Plant/Phase 4

Mr. O'Connor informed members that the bid has been awarded and that some mitigation funds have become available.

#62 – (Water Div.) Great Pond Treatment Plant Improvements

These repairs are needed until the new Treatment Plant is up and operating.

#63 – (Water Div.) Removing Lead & Copper Using a Sodium Bicarb Silo - \$568,00 funded

The silo is complete. He informed members that the Town was not passing the required lead and copper tests, but since this work has been done, we are now.

#64 – (Water Div.) Great Pond Treatment Plant Residuals - \$2.5 M funded

This work is 90% complete.

#65 – (Water Div.) Great Pond Treatment Plant Residuals - \$1.5 M funded

Mr. O'Connor reported that three (3) new live lagoons are in place.

**APPROVAL OF MINUTES**

Mr. Flynn moved to approve the minutes of the 11/9/04 meeting as submitted.

UNANIMOUSLY VOTED

Mr. Hurley moved to approve the 11/16/04 minutes as submitted.

UNANIMOUSLY VOTED

**NEW BUSINESS**

Mr. Fuqua stated there would be a public hearing with Town Council on January 24, 2005 and asked the members if they would be available.

**ADJOURNMENT**

Mr. Hurley moved to adjourn at 8:35 PM.

Discussion:

Mr. Fuqua told the members he would send them all a revised copy of the Capital Budget spreadsheet so that in January they may review it once more, in order to get it to the Town Council by March 2005.

Members agreed to meet on January 11<sup>th</sup> and to finalize their recommendations on January 25, 2005 so that Mayor Madden can review it before it goes to the Town Council- and that the February meeting will be held on the 3<sup>rd</sup> Tuesday of the month.

UNANIMOUSLY VOTED

Respectfully submitted,  
Susan DeChristoforo  
Acting Recording Secretary

APPROVED: Paul M Dillon  
Paul Dillon, Chairman

DATE: 2/8/5