

**PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
DECEMBER 12, 2006**

The Planning Board of the Town of Weymouth held a public meeting on Tuesday, December 12, 2006 at 7:30 P.M. at McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA

Present: Paul Hurley, Chairperson
Walter Flynn, Vice Chairperson
Mary Akoury, Clerk
Sandra Williams
Frank Hawkins
Staff: Rod Fuqua, Principal Planner
Recording Secretary: Janet Murray

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

Petr: Bristol Brothers Development
Locus: Meredith Way Extension
Sheet 21, Block 285, Lots 3, 122, 123, 124, 127, 128, 129
Sheet 25, Block 282, Lots 125, 126
Sheet 24, Block 284, Lot 28
Sheet 25, Block 284, Lot 4

Zoning: R-1

Decision on Preliminary Subdivision Plan to establish a density for a Planned Unit Development (PUD)

Mrs. Akoury stated that she still has concerns about the single access point to the site.

Mr. Flynn stated that at the previous meeting, he had asked the developer to include affordable housing units. He noted that Mr. Bristol had declined. Mr. Flynn also noted that the Planning Board is only approving density. The Board of Zoning Appeal (BZA) will rule on road conditions.

Mr. Flynn stated that he is not averse to including the 24 unit density with the proviso that if the two vernal pools are certified the density would be reduced to 21 units.

Mr. Fuqua stated that the Board needs to ensure that the plan conforms to the town's rules and regulations to go forward as a conventional plan. He noted that the plans have changed to accommodate the existence of vernal pools.

Councilor DiFazio asked if this is the first time a developer has come before the Board with two different plans. Mr. Fuqua stated that this is the first time. Councilor DiFazio stated that he would like to see the density at 21 units.

Mr. Flynn asked Mr. Bristol if he has contacted Mr. Messina about using the access road to Essex Heights Drive. Mr. Bristol stated that there has not been any contact. It is his understanding that Mr. Messina is looking to have Essex Heights Drive accepted as a public

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way. There may be an opportunity during this process to utilize the 40 foot access point. Mr. Hawkins made a MOTION to APPROVE the plan with 21 units (plan C-1) and was seconded by Mrs. Akoury and the motion PASSED on a 4-1 voted.

The applicant has the opportunity in the spring to come back to the Planning Board if the two vernal pools are not certified in order to have the 24 unit plan (plan C-1A) considered.

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

Decision on Definitive Subdivision Plan to create three (3) buildable lots

Mr. Fuqua stated that there are two waivers to be considered: waiver on turn-around for reduced size cul-de-sac, and road layout. He noted that the cross section of the road layout have been set through half the roadway. He stated that it would be prudent to maintain the cross section of the road to the end.

Mr. Fuqua stated that the water easement on lot 6A will be eliminated. DPW has reassessed the need for this and have found it unnecessary. One of the hydrants will be relocated to the end of the roadway.

Mrs. Akoury asked about the access to Front Street and if the Police and/or traffic had any comments or concerns regarding the sightline. Mr. Fuqua stated that Mr. Zeboski has been in touch with the property owner about making landscaping changes to improve the sightlines.

Mr. Hawkins stated that he is concerned with the existing conditions. He would like to see a condition that the line of sight be improved by making landscaping changes as proposed by Mr. Zeboski.

Mr. Fuqua stated that this cannot be done because the improvements that need to be done are on private property that does not belong to Mr. Zeboski.

Mr. Hawkins suggested that a mirror be installed on the pole across the street.

Mr. Zeboski stated that he was willing to install the mirror, but was concerned about how long it would last. He also stated that he would have to contact Mass Electric.

Mr. Hurley stated that this might be something for the traffic department to look at.

The plan noted was revised on 11/3/06, drainage easement to be recorded.

Mr. Flynn made a MOTION to APPROVE the request for Definitive Subdivision Plan to create three (3) buildable lots with the following waivers and comments noted; cul-de-sac as per plan, road cross sections as per plan, water easement to be removed on 6A, water easement to be

recorded on 7A, and all DPW recommendations to be followed. The MOTION was seconded by Mrs. Akoury and UNANIMOUSLY VOTED.

Minutes

A MOTION was made to accept the minutes from the 9/26/06 Planning Board Meeting and was seconded and UNANIMOUSLY VOTED.

Adjournment

At 8pm there being no further business, a MOTION was made by Walter Flynn to adjourn and was seconded by Sandra Williams, and UNANIMOUSLY VOTED.

Paul Hurley
Paul Hurley, Chairperson

1-16-07
Date