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**MEETING MINUTES**  
**GEORGETOWN PLANNING BOARD**  
**Wednesday, October 24<sup>th</sup>, 2012**  
**Memorial Town Hall – 3<sup>rd</sup> Floor**  
**7:00 p.m.**

**Present:** Mr. Christopher Rich; Ms. Tillie Evangelista; Mr. Bob Watts; Mr. Tim Howard (Arrived at 7:36 pm); Mr. Howard Snyder, Town Planner; Wendy Beaumont, Administrative Assistant.

**Not Present:** Mr. Harry LaCortiglia

**Attending:** Larry Graham of H.L. Graham Associates, Technical Review Engineer;  
David Varga of BSC Group, Site Inspecting Engineer.

**Meeting Opens** at 7:15pm.

**Approval of Minutes:**

**1. Minutes of September 26<sup>th</sup>, 2012.**

Ms. Evangelista - **Motion** to accept the minutes of September 26, 2012.

Mr. Watts – **Second.**

**Motion Carries; 3-0: Unam.**

**Correspondence:**

**1. Letters:**

- a) Town of Boxford: ZBA Public Hearing – Special Permit for Cell Tower.

Mr. Snyder – I will be following to see their outcome and how it applies to our regulations.

Mr. Rich – How close is that going to be to the town?

Mr. Snyder – I will see what the distance is. It is not on adjoining property. I believe it is an existing tower and they are just modifying it.

- b) Town of Georgetown: ZBA Decision for 6 Norino Way – Water Resources.

Mr. Snyder – The applicant received approval for the special permit and will be coming before the Planning Board for Site Plan review.

Mr. Rich – This is for an increase of the size of building, correct?

Mr. Snyder – Yes.

45 Ms. Evangelista – Did you get the plans for this yet? Did they address the 100  
46 foot buffer?

47

48 Mr. Rich – I saw the plan, they are adding on to the existing building.

49

50 Ms. Evangelista – I believe there were neighbors’ concerns.

51

52 Mr. Watts – I have a concern about two of the signatures - signed Special Permit  
53 in April and not October. October 2<sup>nd</sup> was the meeting.

54

55 Mr. Rich – We might want to let the Zoning Board know that it was approved  
56 prior to submission.

57

58 **2. Vouchers:**

59 a) H.L. Graham Associates, Inc. Services for review of Bank of America.

60 Mr. Snyder – This invoice from Larry Graham is for his technical review of the Bank  
61 of America’s application at 38 East Main Street.

62

63 b) US Postal Service.

64 Mr. Snyder – This is for replenishing the postage meter for Planning Board mailings.

65

66 Mr. Watts – **Motion** to accept both vouchers as presented.

67

68 Ms. Evangelista – **Second.**  
**Motion Carries; 3 – 0: Unam.**

69

70 **Old Business:**

71 **1. Cynthia Bateman: Official Town Map regarding Jewett Street aka Hazen Court.**

72 Mr. Snyder – Additional documents provided by Ms. Bateman regarding information  
73 she found. I’ll have a review of the materials at the next meeting.

74

75 **2. Harmony Lane Easements: Update.**

76 Mr. Snyder – I have forwarded on the easements that were presented at a previous  
77 meeting regarding easements that were not recorded. Harmony Lane

78

79 Mr. Rich – Was Harmony Lane always intended to be a town accepted street?

80

81 Mr. Snyder – Yes.

82

83 **Planning Office:**

84 **1. ESRI Software Purchase.**

85 Mr. Snyder – Need to have a signed purchase order for the vendor to send the  
86 software. The software will be sent with a 30 day remit. The cost of the software was  
87 previously approved.

88

89

90 **2. Street Acceptances:**

91 a) Abby Road and Cedar Lane: Layout by Selectmen.

92

93 Mr. Snyder – The Selectmen have received the Planning Board’s letter  
94 recommending Abby Road and Cedar Lane for street acceptance. The Selectmen have  
95 sent a letter back to the Planning Board requesting a report from the Board.

96

97 b) Cedar Lane: As-Built and Street Acceptance Plan(s).

98

99 Mr. Snyder – Abby Road has completed as-built drawings. Cedar Lane does not.

100

101 Mr. Rich – What is keeping them from having them?

102

103 Mr. Snyder – They were not finalized due to legal aspects which have been resolved.  
104 The remaining funds in the M account can pay for the completion.

105

106 Mr. Rich – Whose money is in the M account?

107

108 Mr. Snyder – The developers and there is still bond money available as well.

109

110 Ms. Evangelista - Look carefully at Andover Street and Cedar Lane to see if there is  
111 any drainage issues listed?

112

113 Mr. Snyder – They will not be complicated Street Acceptances due to the drawings.

114

115 **3. Blue Sheet:**

116 a) Permit for construction of structure at 11 Martel Way.

117 Mr. Snyder – Warren Lightcraft was in for a Special Permit that was approved. This  
118 blue sheet shows they are proceeding with construction.

119

120 Mr. Rich – Is this the kayak business?

121

122 Mr. Snyder – Yes it is.

123

124 b) 10 Pine Plain Road.

125 Mr. Snyder – The new owner of the property came in for permits for a structure  
126 on their property.

127

128 Ms. Evangelista - Are they tearing down the house?

129

130 Mr. Snyder – No. This is new construction.

131

132 **New Business:**

133 **1. Town Site Inspecting Engineer: David Varga regarding Stone Row.**

134 Mr. Varga – Main question is the placement of some of the bounds. Has the  
135 Planning Board seen the as-built plans? This shows the 17 bounds.

136

137 Ms. Evangelista - How many original bounds?

138

139 Mr. Varga - I don't know.

140

141 Ms. Evangelista – We also had bounds in it besides the conservation right?

142

143 Mr. Varga – Yes. We identified four to be set and agreed to them but there is  
144 difficulty as one is near the electric transformer conduits on the ground there is  
145 also an existing iron pipe that the surveyor does not want to move.

146

147 Mr. Rich – Mr. Snyder do we have the decision handy? The way I am reading  
148 this is that there will be 17 bounds. It does not say limited to if you want to get  
149 technical. This is for conservation bounds.

150

151 Mr. Varga – Yes, they were waived.

152

153 Mr. Rich – Show me please I have never seen waived bounds.

154

155 Mr. Varga - They would have been in the wetland.

156

157 Mr. Rich – Street bounds. David I can't see this board giving such a broad waiver  
158 of street bounds without a definition.

159

160 Ms. Evangelista - Is it written on the plan?

161

162 Mr. Varga - Yes streets bounds to be shown on the plan. I believe that they are  
163 easement bounds.

164

165 Mr. Rich – They are not street bounds correct.

166

167 Mr. Varga – No they are not - this is conservation bound.

168

169 Ms. Evangelista – So the issue is not putting the bound near the electric wire?

170

171 Mr. Varga - Yes – as shown on the plan.

172

173 Mr. Rich – Which plan has the street bounds - are they consistent on the plans?

174

175 Mr. Varga – I believe so. This is the plan endorsed by the Planning Board.

176  
177 Ms. Evangelista - Where is the electrical wire?  
178  
179 Mr. Varga – Right here.  
180  
181 Mr. Rich – Mr. Howard do you have any recollection on this?  
182  
183 Mr. Howard – No.  
184  
185 {Discussion held about the bounds as shown on the plan and the dates of  
186 amendments.}  
187  
188 Mr. Varga - I am expecting the approved subdivisions – we want at least four or  
189 five bounds set and it was agreed at that time – certainly the boards call.  
190  
191 Ms. Evangelista - We do not usually waive bounds.  
192  
193 Mr. Snyder – The bounds having to do with the property are in.  
194  
195 Mr. Rich – I am confused why are some in and some are out?  
196  
197 Mr. Varga - Reasonable question.  
198  
199 Mr. Rich – The big problem is that it calls for a bound where someone decided to  
200 put cable TV and an iron pipe. What is the cost to move a bound?  
201  
202 Mr. Varga - I don't know.  
203  
204 Mr. Snyder – The surveyor is recommending not replacing the bound.  
205  
206 Mr. Snyder – Would it be beneficial for Mr. Varga to prepare a plan showing  
207 which bounds are in and which are not?  
208  
209 Mr. Rich – Yes.  
210  
211 Mr. Howard - What is the argument? That one has the cable TV and electricity  
212 issue and the other the iron pipe. If this gets recorded – it is just swapping out an  
213 iron bound for a stone one.  
214  
215 Mr. Varga - Also this is not an accepted street – does not meet the requirements  
216  
217 Ms. Evangelista - So whoever laid the wires is to blame?  
218  
219 Mr. Varga – Yes. That was the Town of Georgetown electric department.

220  
221 Mr. Snyder – I think that Mr. Varga’s report can be clarified with a submittal of a  
222 new drawing.

223  
224 Mr. Rich – Good idea.

225  
226 Mr. Snyder – Property bound replaced with a marker.

227  
228 Mr. Rich – Some bounds are marked even with PVC to be found easier.

229  
230 Mr. Varga - I will provide documents to clarify.

231

232 **Public Hearing:**

233 **1. Bank of America at 38 East Main Street: Continued.**

234

235 Mr. Howard - **Motion** to reopen the hearing.

236 Mr. Watts - **Second**

237 **Motion Carries; 4-0: Unam.**

238

239 Mr. Snyder – Planning packet provided has additional information. One issue was  
240 the request that the Fire Department provide information regarding fire access and  
241 travel lanes concerns. I have provided in the planning packet correspondence that  
242 addresses that concern.

243

244 Mr. Ponton – Our goal is to ensure that we are ADA compliant. We have been in  
245 front of the board for a number of months now. I have met with Mr. Graham and  
246 he has reviewed the package. Still a couple of open items open.

247

248 Mr. Snyder – We have had the package reviewed and a number of the items have  
249 been closed – just tying up loose ends at this point.

250

251 Mr. Ponton - A couple items is the Fire department and we did receive their sign-  
252 off also the Highway department in regards to maintenance of a tree. Questions  
253 also in regards to the septic which is functioning fine and is active.

254

255 Ms. Evangelista – Mr. Graham do you approve? Have they changed ownership?

256

257 Mr. Graham – Not since 1994 – 1995 Title V inspection.

258

259 Mr. Ponton - There was question about the dry well – there was talk about raising  
260 it but it will create a small swell.

261

262 Mr. Rich – On your land correct?

263

264 Mr. Ponton - Yes. Also there is adjacent resident that windows broken out we will  
265 put up an additional curb. We will excavate around the dry well and will place in  
266 new fill – should last 20 – 25 years.

267

268 Ms. Evangelista - How far away from the leach field is it?

269

270 Mr. Ponton - About 40-45 feet minimum.

271

272 Mr. Snyder – There is a concern about cross contamination that has been raised.

273

274 Mr. Ponton – These are enclosed pipes so no cross contamination. We agreed  
275 about the dumpster, we will put a small concrete pad with a fence enclosure for  
276 the trash receptacle. There have been extensive discussions in regards to the  
277 sidewalk, especially about safety concerns. The steps have been replaced.

278

279 {Discussion held in regards to step height and sidewalk.}

280

281 Mr. Ponton - One thing we need to add to the drawings is that we will clean up  
282 the rear area of the site.

283

284 Mr. Graham - If the Georgetown highway department is to maintain trees, you  
285 should get some documentation in the records as well as documentation from the  
286 Fire Department.

287

288 Mr. Snyder – Will the Planning Board accept the letter from the Chief that is in  
289 the packet?

290

291 Mr. Graham - That is fine. You should get a similar email in regards to the trees  
292 from the Highway department. The point is that as long as they agree.

293

294 Mr. Graham – The septic system, I agree they have adequate cover. I would like  
295 to be present when they do work on the drywell.

296

297 Mr. Rich - Does any of the construction have any change to the septic system?

298

299 Mr. Graham - Not to my knowledge.

300

301 Mr. Rich – It appears they are increasing the square footage.

302

303 Mr. Graham – I would not be concerned about that as this project does not affect  
304 the usage of the septic tank.

305

306 Mr. Rich – I would still check with the Board of Health.

307

308 Mr. Ponton - No problem.  
309  
310 Mr. Graham – Couple of things in regards to the swale - final plans should show  
311 it. Trash receptacle can be enclosed. It is important for the trees’ limbs to be  
312 eight feet or so for site distance. Note that the on-street parking to the east and the  
313 west is parallel parking in those areas also interferes with the site distance. Not  
314 really an issue for the bank but the Planning Board could suggest to the Selectmen  
315 or Highway department that they look into this.  
316  
317 {Discussion about the parking area was held.}  
318  
319 Mr. Rich – Parking commission recommended it to be 15 minute parking and a  
320 handicap space.  
321  
322 Mr. Graham - The 15 minute spaces in all 3 areas impact the site distance.  
323  
324 Mr. Graham - Two hour parking limits the site distance. All the board can do is to  
325 query the appropriate persons take a look.  
326  
327 Mr. Ponton - Records could be pulled to see if this is a problematic area.  
328  
329 Mr. Rich – Mr. Snyder could you draft something to the Board of Selectmen in  
330 regards to this?  
331  
332 Mr. Graham - To be clear, I do not think this is the bank’s issue.  
333  
334 Ms. Evangelista - I think it is, it prevents customers from using the bank. This is a  
335 concern of the residents using the bank.  
336  
337 {Discussion held in regards to the different viewpoints.}  
338  
339 Mr. Snyder – When I draft the letter to the selectmen I will inform Bank of  
340 America so that they can be party to the solution.  
341  
342 Mr. Rich – Are you concerned about losing a couple of parking spaces?  
343  
344 Mr. Ponton - Yes but we consider whatever the Town thinks is best.  
345  
346 Mr. Graham - Steps between curb and sidewalk. My opinion is that it should be  
347 left as is with the risers and the treads. Lowering the sidewalk which may not be  
348 ADA approved. I see no problem leaving them – greater impact with taking them  
349 out. Final plan revisions I will take a look at as well as site inspections – drywell  
350 and cleanup of rear area.  
351

352 Mr. Rich - I would like to see all you mentioned on a drawing.  
353  
354 Mr. Ponton - Everything that we've agreed to will be shown on the drawings and  
355 re-submitted.  
356  
357 Mr. Watts – Question about the fence side easement.  
358  
359 Mr. Ponton - A part of their fence is on our property the bank is not interested in  
360 asking them to remove the fence or to agree to an easement.  
361  
362 Ms. Evangelista - Do we need anything in writing?  
363  
364 Mr. Rich – I don't think so because the bank is being gracious.  
365  
366 Mr. Graham – Will make final recommendation – the plans revisions – site  
367 inspections.  
368  
369 Ms. Evangelista - I don't think we want to make a decision until we have the final  
370 plans.  
371  
372 Mr. Howard - I think we can make a final decision contingent upon tonight's  
373 conversations.  
374  
375 {Discussion held about when to make a final decision, at this meeting or after all  
376 issues have been addressed.}  
377  
378 Mr. Ponton - We will come back for the resolution.  
379  
380 Mr. Rich – Is there anyone in the audience wishing to speak?  
381  
382 {Discussion held in regards to extension of date for the next hearing.}  
383  
384 Mr. Ponton - We will have the final set of drawings at the next meeting. We  
385 want to get the construction started sooner than later and we will meet your  
386 wishes.  
387  
388 Ms. Evangelista - I want the plan in front of me prior to making a decision.  
389  
390 Mr. Rich – Yes, I would be more comfortable as well.  
391  
392 Mr. Snyder - I will work with them to have all the documents ready.  
393  
394 Mr. Graham – I think you will need all pages not just title page so that it can be  
395 recorded.

396

397

Ms. Evangelista - **Motion** to accept the extension of time and to continue the hearing to November 14, 2012.

398

399

Mr. Howard - **Second.**

400

**Motion Carries; 4 – 0: Unam.**

401

## 402 **2. Park and Recreation: Athletic Facilities at 161 East Main Street**

403

Mr. Snyder – {Reads public hearing notice.}

404

405

Mr. Rich – Signup sheets are in the back for those attending or wishing to speak. We will hear from the applicant and it will be opened to the abutters and the general public.

406

407

408

409

Mr. Mammolette - Representing the Georgetown Park and Recreation Commission to try and secure a special project permit for phase one and two of the project.

410

411

412

413

Mr. Rich – Where this is funded by Community Preservation Committee (CPC) money and is a town project – I will entertain a motion to waive the filing fee.

414

415

416

Mr. Howard – **Motion** to waive the required filing fee.

417

Ms. Evangelista – **Second**

418

**Motion Carries; 4 – 0: Unam.**

419

420

Mr. Mammolette – I am here to introduce the project and outline what we are proposing to do. I have prepared the drawings. This is part of a recreation greenway consisting of a number of parcels in between that the town does and does not own.

421

422

423

424

425

Mr. Watts - I like the idea but it may be premature for discussion here.

426

427

Mr. Mammolette – I am asking the Board to secure a Special Permit for an athletic facility over five acres. The rest of it is for all to see the bigger picture.

428

429

430

{Shows the Greenway Master Plan.}

431

432

Mr. Mammolette – Any interest in seeing the big picture first? The part we are talking first deals with the construction of the driveway. Blue shows the land the town already owns. The idea is to construct improvements at either end of the accesses and with time the additional rights of ways will be owned by the town. Yellow shows areas that the town is actively seeking. Red shows the next phase out, maybe three – five years out. The connectively of the area will be nothing but trails. Long term plan is to advance improvements and add more recreation facilities.

433

434

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436

437

438

439

440 {Shows the Project's Overall Site Plan.}  
441  
442 I will review the project from my notes. To describe the project, it is in two  
443 phrases; first is the improvements at the access, widen the driveway and the front  
444 end of the driveway to improve site access. The roadway transitions to gravel  
445 after the paved slope that us handicap accessible, along with sidewalks, to provide  
446 access road beyond a pond to some parking and a proposed skate board park.  
447  
448 Mr. Rich – Can you point out at the plan so we can see what you are talking  
449 about?  
450  
451 Ms. Evangelista - Is this a detail plan?  
452  
453 Mr. Snyder – No, an overall site plan.  
454  
455 Mr. Mammolette – On East Main Street to make improvements to the driveway –  
456 leveling off point at the top – to minimize the slope – add sidewalk to address the  
457 boards concern of children's activities.  
458  
459 Mr. Rich – How are you going to inhibit the skateboarders from boarding down  
460 the sidewalk?  
461  
462 Mr. Mammolette – The sidewalks are ADA compliant and we know skate  
463 boarders coming down the hill is a safety concern. We will be reducing the slope  
464 and also have retaining walls which will be extended to the first pond.  
465  
466 {Discussion held regarding the capacity of the parking lots, handicap spaces and  
467 vehicle flow.}  
468  
469 Mr. Mammolette – The second phase consist of facilities in these different areas;  
470 a dog park, baseball fields and soccer fields. These areas are of walking trails and  
471 wildlife protection. The project started by going to the Conservation Committee to  
472 identify locations and how close to get to certain resource areas.  
473  
474 Ms. Evangelista - Are you finished with the Conservation Committee?  
475  
476 Mr. Mammolette – No, we are not. Want to secure a permit with the Planning  
477 Board then go back to the Conservation Committee for approval.  
478  
479 Ms. Evangelista – We will wait till the Conservation Committee makes a final  
480 analysis.  
481  
482 Mr. Rich – Maybe you should have a conversation with Mr. Snyder in regards to  
483 applications.

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Mr. Mammolette – I feel comfortable what we did with the Conservation Committee thus far. There are other things I wanted to identify; the general timeline of work on permitting. Existing conditions; we did soil borings to identify the sub soil conditions and the depth to ground water was below seven feet from end East Main Street to the first pond. Note that most ponds are really gravel pits that were used to build I-95 and do not have bedrock, clay or peat. They are generally stable and void of unsuitable material. The topography to work with the projects we are proposing.

Ms. Evangelista – Is this the only field that is going to be on this land?

Mr. Mammolette – We are hoping to secure the next parcel of land in the future. Most activities are inundated with cars.

Mr. Rich – Don't you think it would be fair to the abutters to know what the master plan is so they know ahead of time what their exposure is?

{Discussion held in regards to the number of parking spaces at this phase as well as the future phases.}

Mr. DiMento - I am Jim DiMento, Chairman of Park and Recreation. There are 78 parking spaces on West Street. With all the facilities going on in this project we might be 10 -15 parking spaces high. We do know that there are not enough parking spaces at all town recreation facilities.

{Discussion held in regards to the number of parking spaces at this phase as well as the future phases.}

Mr. Mammolette – The plan is to widen the road for vehicular access.

Mr. Rich – I think there is concern about how this project will affect the abutters. Where on your plans does it show how close to abutters?

Mr. Mammolette – {Shows the map and identifies all areas for the audience and the Planning Board.} The plans for now are to make improvements here, put a parking area here, and a baseball field here. The purpose of this meeting is to secure a special permit for this area here. We have gone to the Conservation Committee for their blessing.

Mr. Rich – Is that area known as the green belt?

Mr. Mammolette – Yes. It is a corridor thru the town and we might get some Conservation Committee usage out of it.

528  
529 Mr. Rich – Ladies and Gentlemen, please raise your hands if you want to speak.  
530  
531 Mr. Canning (Lisa Lane) – As the road winds up - these parcels are in the process  
532 of being secured. Is that going to be the only access to this area?  
533  
534 Mr. Mammolette – The idea is to get access from Martell as well.  
535  
536 {Discussion held in regards to who owns certain land that abuts the property.}  
537  
538 Mr. Canning – Are there going to be loud speakers at the baseball field?  
539  
540 Mr. Mammolette – We are not proposing that.  
541  
542 Mr. Kidwell (Bernay Way) - Where are the paths you are going to create?  
543  
544 Mr. Mammolette – Walking trails already exist now.  
545  
546 {Discussion about different areas in regards to homeowners property.}  
547  
548 Mr. Rich – Please let us know what the master plan is for the Special Permit.  
549  
550 Mr. Canning – It seems like this abuts Lisa Lane. The concern I have is with  
551 irrigation issues with water. My concern is that it will become even wetter.  
552  
553 Mr. Mammolette – Virtually everything is pervious in this area and the hydrology  
554 will not change. Overall water shed will not change with no creep in the direction  
555 of Lisa Lane. Replacing tree areas with grass areas will have very little change  
556  
557 Mr. Canning – When it rains or heavy snowfall, the area behind my house  
558 becomes a pond.  
559  
560 Mr. Mammolette – This project will not make a difference to that. We will add  
561 rain gardens to certain areas to help control runoff.  
562  
563 {Discussion held in regards to flood plain areas on the property.}  
564  
565 Mr. Mammolette – The three parcels of land that this project consists of is a total  
566 of 42 acres.  
567  
568 Mr. Snyder – You are proposing to impact about 4.5 acres of that.  
569  
570 Ms. Evangelista - Our bylaw says less than 5 acres that we can only have one  
571 field.

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Mr. Mammolette – The parcel is clearly over that.

Ms. Evangelista - You should have some general master plan for the entire parcel.

Mr. DiMento – For this parcel, this is all that is going to be done. If the town gets the next parcel we could see if there could be recreation there.

Mr. Mammolette – Easy to maintain this property for conservation.

Ms. Evangelista - That would relieve the neighbor’s issues.

Mr. Mammolette – We can’t build anymore because we need the funding.

Mr. Rich – I think the people want to hear that we won’t be building anymore.

Mr. Snyder – It should be clear that only those items in the drawings will be built.

Mr. Rich – Mr. DiMento have you thought about having a sit down with abutters’?

Mr. Mammolette – Thought we were doing that now. If people would like to, I would be more than willing to do so on a Saturday morning.

Mr. Snyder - I think a lot of concerns are about the full master plan that is not to be addressed today.

Mr. Mammolette – I have no problem meeting with folks and walking thru the area. There is no impact to abutters as it is a great distance away to residences.

Mr. Rich – That might be your best avenue at this point.

Mr. Mammolette – Where do you see the process going Mr. Rich?

Mr. Rich – This is not a rapid process. I would like you to meet with the people and then we can go forward.

Mr. Mammolette – I am sure some things will change with feedback. The improvements to the front end, such as the retaining walls, are things important to the Planning Board.

Ms. Evangelista - I think the opening to the driveway should be wider.

615 Mr. Mammolette – Shown there is as wide as possible with the land the town  
616 owns unless we get some easements from United Foam.

617  
618 Ms. Evangelista - So why not get it? United foam is supportive of the town.

619  
620 Mr. Mammolette – I guess I would like to see some comments about radius  
621 required to secure these additional pieces.

622  
623 Mr. Rich – Our tech review agent is not going to tell Park and Rec how to design  
624 the road. That is Park and Rec’s obligation.

625  
626 Mr. Mammolette – I did not see anything in the regulations as to what the design  
627 criteria is.

628  
629 Mr. Rich – One of the duties is that what is built is safe; if the radiuses are not  
630 safe. I agree with my college that what you show in your plans concerns me, the  
631 sidewalk needs to meet ADA requirements. I think we need to continue the  
632 hearing and want you to meet with the people so that they can be educated and  
633 informed.

634  
635 Ms. Sylvia (Park and Recreation) – Can you generate a list of exactly what Mr.  
636 Mammolette needs to work on?

637  
638 Mr. Rich – If it were not Park and Rec I would ask you to get everything together  
639 and come back.

640  
641 Mr. DiMento - We tried to get United Foam land and the church has minimum  
642 frontage.

643  
644 Mr. Rich - That can be solved by taking an easement.

645  
646 Ms. Evangelista – Maybe a traffic light there? It will be very well used once it is  
647 established.

648  
649 Ms. Evangelista – There was a fatality in front of United Foam.

650  
651 Mr. DiMento - They improved the site line of that area. The egress in and out has  
652 always been a concern.

653  
654 Mr. Mammolette – We will look into widening the driveway for two way traffic,  
655 improvements to the width that allows for traffic in two directions and working  
656 within what land is available. Secure rights of entry for construction.

657  
658 Ms. Evangelista - Maybe hire a traffic consultant?

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Mr. Watts - I live on West Street and there is a lot of traffic but not a nightmare. I think there is great virtue in this project but it does have to be done carefully.

Mr. Mammolette – I can also meet with the highway surveyor and talk about improvements.

Ms. Evangelista - Might entertain the thought to meet with United Foam and talk about a traffic light.

{Discussion held in regards to the elevation from road to upper parking area and about footage from road to parking area. }

Mr. Snyder - When you come back can you show a demonstration of the grades?

Mr. Mammolette – Maybe a road profile?

Mr. Snyder – Yes, on a plan to show the percentage.

Mr. Rich – How much fill will you be moving?

Mr. Mammolette – To be cost effective, we want to do the clearing, the stumping and, if the elevations are not critical, then adjust the grades in the field.

Mr. Rich – Are you aware that you can only move so much earth in and out?

Mr. Mammolette – Yes.

Mr. Rich – Plans provided do not show the flood plain – baseball field is in the flood plain.

Mr. Mammolette – That is based upon elevations that we’ve shown.

Ms. Evangelista - It might be wise to look into this.

Mr. Rich – We normally set up an M-Account to cover cost and fees for the developer. I would like to understand from Park and Rec how bills will be forwarded for payment.

Mr. Mammolette – Not a problem. Bills will be received from the planning office and forwarded to CPC for payment.

Mr. Abram (Park and Rec Treasurer) – We can insure that the invoice would be processed within 10 days.

703  
704 Mr. Rich – Want to ensure that our engineer/vendors don't have to wait.  
705  
706 Mr. Abram – We will do our part.  
707  
708 Mr. Snyder - Paper trail will be that the Planning Office receives it and then to  
709 Park and Rec and then CDC for payment.  
710  
711 Mr. Rich – When construction happens in Georgetown any developer is required  
712 to post a bond.  
713  
714 Mr. Mammolette – This project will be bid through the MA bidding laws. There  
715 will be no difficulty in securing those – all part of the standard practice.  
716  
717 Mr. Mammolette – Can we continue to the November 14<sup>th</sup> meeting?  
718  
719 Mr. DiMento – Just a note – the flood plain on that lot was everything but the  
720 field.  
721  
722 Mr. Rich – We will get you a copy of that Mr. DiMento.  
723  
724 Mr. Kidwell - Is this public property now.  
725  
726 Mr. Mammolette – Yes the town owns all the lands shown on these drawings – I  
727 will meet anyone interested on Saturday morning if you would like.  
728  
729 Mr. Rich – We are going to continue the  
730  
731 Mr. Watts - **Motion** to continue the hearing to November 14<sup>th</sup>.  
732 Mr. Howard – **Second.**  
733 **Motion Carries; 4-0: Unam.**  
734  
735 Mr. Howard - **Motion** to adjourn meeting.  
736 Ms. Evangelista – **Second.**  
737 **Motion Carries; 4-0: Unam.**  
738  
739 **Meeting adjourned 10:45pm.**