

**MINUTES**  
**GEORGETOWN PLANNING BOARD**  
**Memorial Town Hall – 3<sup>rd</sup> Floor**  
**Wednesday, April 27, 2011**  
**7:30 p.m.**

**In attendance:**

Tillie Evangelista, Tim Howard, Chris Rich

**Absent:**

Hugh Carter, Harry LaCortiglia

**Board Business: 7:30 p.m.**

**Minutes:**

**Vouchers:**

**Correspondence:**

NC- Gives support of EDC for Town Mtg.

**Board Business Cont.**

**Other Business:**

Blueberry Lane Form J & Form K- Blueberry Ln is complete. All lots released except for Lot 2. Dave Varga has signed off on the Form J approval. Form K needs approval from Board to release final lot after Dave's final inspection.

Fred Thompson – You were to keep a lot until the asphalt weathered a winter. It was fine per Dave's inspection except for a light pole to be fixed

TE- Motion to sign and accept Form J and approve Form K.

TH- Second

All in favor? 3-0, Unam.

TE- Motion for Chris Rich to sign as acting Chairman.

TH- Second

All in Favor? 3-0, Unam.

**Harris Way - ANR Application (Lot Line Adjustment)**

Peter Confalone- This was pretty well thought out. ConCom only meets once a month so we had to wait until there was an amended Order of Conditions.

CR- This could be a conditional approval. Once a PUD always a PUD. It never changes.

TH- You are not reducing lot line acreage?

Peter- I am giving 44,000 sq. ft. (1 acre) to the town as open space.

NC- He is still three times the minimum. There are no new houses. It's a lot line adjustment. The town and the owner are beneficiaries.

Peter- My attorney suggested an ANR was the neatest and cleanest way to handle it. It provides a new deed. IF the owner can get a signed document the owner can get a tax credit which adds a little pressure. The PUD sets the minimum it does not set the maximum.

TH- ConCom gets better protection of the vernal pool and the owner can have a yard with a shed. I don't see it as an issue with this board.

TH- Motion to sign the ANR

TE- Second.

All in favor? 3-0, Unam.

Michele to type up Approval of ANR.

### **Street Acceptances/As-Builts**

#### **Harris Way:**

NC- Form J was signed by Form J and the subdivision is complete

TE- Motion to sign Form J as acceptance of Harris Way.

TH- Second

All in favor? 3-0, Unam.

NC- What do you have posted? You need to request a surety reduction. There are 7 trees that need to be planted.

Peter- Danvers bank was bought by People's Bank.

#### **Railroad Avenue:**

NC - You have a letter from Bob Grasso and Dave has signed the Form J that the subdivision is complete and ready to be accepted. They won't do the trench until May and crack sealing needs to be completed when the temperature is above 70 degrees. I suggest the Board wait until the applicant request a surety reduction. I see no

TE - Did they clean the drains at the bottom of the street?

NC - There was no recommendation from Dave or the Highway surveyor to change what was already there. From Larry and Dave, this project did not cause the problem on Middle Road. It was in compliance with the regulations. Dave recommended that it be seeded and loamed. The sediment in the water came from the site – it was the water that was the problem, not the silt in the water.

TE - Maybe we should have Peter check it over again.

NC - I will ask that Peter check it over again before we reduce the surety.

TH - I would feel better if Dave and Peter sign off on this.

**Richardson Lane:**

Street is finished and approved by Dave Varga. The applicant just needs to get signatures from the other departments.

**Belleau Woods:**

Update (Waiver of Damages Form) They declared bankruptcy a long time ago. At least two of the lots they reserved a fee. We are doing an eminent domain taking – the easier way to do this we are the ones to take to get the Chapter 90 money. I hand delivered the deeds to all houses. We need a 2/3 vote at town meeting. I will consult with town counsel. We can utilize those funds to do the repairs but not for legal fees. It has not been an expensive process for us to do this.

We are taking by eminent domain the space to the middle of the road.

CR - It seems that some of residents will be affected in a negative way regarding courts and lanes in the future.

NC - It will have zero bearing on the rights of residents that live on a court or lane today.

CR - It gives the neighbors a forum for them to express their opinions.

NC - the losers in this are the developers. Most communities in Essex County are special permits and they don't work everywhere.

**Town Meeting Preparation:**

NC - Zoning Amendments: I presented them to Fin Com tonight and they were all approved. The Chair had some questions regarding the fines regarding storm water management. The motions have been drafted by town counsel. I will try by Monday and put in bullet form so we do a brief presentation of the article.

Bylaw Amendments:

Street Acceptances:

Permitting Software:

Fin Com voted unanimously in favor of it. There is a user fee. We would come at 5-6% which amounts to about \$12,000 - \$15,000/year. It is an \$8,000 start up cost that is a one time only fee.

CPC voted 3 months ago to acquire funds to purchase a plotter for \$8,000.

NC - We are passing over official town map. The state statute requires a public hearing before town meeting. We are holding it for fall town meeting.

**Chaplin Hills:**

NC - I gave the board the revised document and we are waiting. There are 25 pieces of granite that need to be fixed instead of 25 linear feet. We are waiting for the signed agreement from Town Counsel. You voted at the last meeting. Anything town counsel does now is administrative and the document will go directly to Board of Selectmen.

TH- Motion to adjourn at 8:50pm

TE- Second

All in favor? 3-0, Unam.

**Upcoming Meetings:**

5/11/11

5/25/11

6/8/11