

**MEETING MINUTES
GEORGETOWN PLANNING BOARD
Wednesday, June 22, 2011**

In attendance:

M. Evangelista; C. Rich; T. Howard, H. LaCortiglia; (H. Carter arrives at 8:15)
N. Cracknell, Town Planner; M. Kottcamp, Assistant.

Meeting is called to order at 7:35PM

Board Business:

By Unanimous Consent the board passes over the approval of the minutes until corrections can be made.

Vouchers:

T. Evangelista- **Motion** to accept the vouchers totaling \$9585.49

T. Howard- **Second.**

N. Cracknell- Explains status of Caribou Court and Stone Row. The charge from Dave Varga (Inspection Engineer) is for preparation of the compaction tests.

Motion Carries 4-0 (H. Carter had not yet arrived)

Stone Row: Form J

C. Rich -**Motion** to release \$ 34,524.83 as

T. Howard- **Second.**

Motion Carries 4-0 (H. Carter had not yet arrived)

H. LaCortiglia signs the Form J on behalf of the Chairman to release the amount of \$34, 524.83

Tim Rue- One of the owners would like the mailbox to be removed. During the winter it was difficult to access it. What is the process to make this request?

C. Rich- Just tell him to move it after the subdivision is completed but check with the post office.

Chaplin Hills: Settlement Agreement

N. Cracknell- I forwarded to you the settlement agreement. They have not requested the Form M yet pending the full contract arriving next week. We need a check for the legal budget. None of that has been received to the best of my knowledge. We will put a letter to the bond company to release the amount of the full amount of the bond.

Richardson Lane:

N. Cracknell- H. LaCortiglia got a clear copy of the crosswalk plan to make minor adjustments in the field so that it is ADA compliant. We withheld money to complete that. It is not a great deal of work to maintain it and the town will do so. Mr. Bussing is interested in the proposed lot on the Richardson property. Mr. Bussing suggested that a new ANR or new house lot would like the board to consider the prospective driveway. He staked it for the Board to come out and see it. Chris and I walked with Mr. Bussing. The orientation of the house has frontage on Main Street with a corner lot. The driveway will come in off Richardson Lane and turns up the hill.

H. LaCortiglia- What will the address be?

Mr. Bussing – I don't know. It may have to be a Zero or 2A.

H. LaCortiglia- My concern is 911 or emergency access.

N. Cracknell- We'll definitely ask the question. My impression is that the Assessor will assign the number. Harry is right so we will ask the question. We need to be more proactive.

H. LaCortiglia- This is a special case as it is a corner lot and not very visible.

C. Rich- Having walked the property; the only way to have that driveway is to bring it down Richardson.

H. LaCortiglia- I will agree to that provided that you determine the address.

Mr. Bussing - Discusses Parcel C – a 20 ft buffer to Richardson. I'd like to remove that buffer on the deed and combine that with the rest of the lot
All three parcels will be owned by me. (C, D and E will be added together.)

T. Evangelista- Why do you want to this?

Mr. Bussing – Mrs. Richardson needs money and wants to sell it to me.

N. Cracknell- There is a new agreement between Mrs. Richardson and Mr. Bussing. Parcel F, G and D are owned by Richardson. There is probably development potential in the future down the road. The buffer will need to be modified down the road.

N. Cracknell- If we have a single lot with Mr. Bussing's house, it would presumably be a special permit. Let's assume it was grandfathered, the best case it would be an ANR. He would like to have the buffer extinguished now to make it more marketable.

C. Rich- If you owned the lot above and below it, why do you need insulation from yourself?

N. Cracknell- The good news is this is a minor modification. I'd like to see what this boundary will look like? When you are ready to ask for the change, it would be good to put the stakes out there.

{Hugh Carter arrives at 8:10pm.}

Park and Rec Commission: Recreational Greenway and Main Street Field Development – Informal Discussion

N. Cracknell- We had an informal discussion with Lou Mammolette. Lou had many questions regarding the access parking and limited parking with the project. We have a special permit requirement. He asked many questions regarding design standards, etc. I requested that he come to present to the Board. I thought we might consider asking Larry Graham for his input.

Jim DiMento and Lou Mammolette are present.

Lou Mammolette - The Conservation Commission is trying to make their vision a reality. They want to create something good for the town. Refer to the map which is on file in the planning office. We are to start the dialogue for a longer term plan. The first phase involves improvements to get to the back parcels. Phase 2 is for the athletic fields. We are hoping to segment the bids. The focus now is phase 1 and 2. The red parcels are upland parcels which is available land to the town. The purple is the outer edge of a large parcel. There may be some connectivity put in there between the other parcels.

H. Carter- Looking at the project over the 10 yrs, how much is upland vs. wetland?

Lou Mammolette - It would probably be half and half.

Jim DiMento - the blue pieces the town already owns.

H. Carter- Where will the first fields go? How many abutters are there?

Jim DiMento - It's about 200 acres and affects 50 abutters. Everything is landlocked.

Lou Mammolette – I have lived here for 16 years. Park and Rec wants to show the bigger picture but wants community buy in. We feel we can begin construction on Phase 1 this year. (Refers to Page 2 of letter of what each phase will include.) We are not proposing any improvements to the entrance.

H. LaCortiglia- Indicates that the town owns the land across the street as it is Union Cemetery.

Lou Mammolette- In terms of paving, the top of the driveway down to the soccer fields. We are proposing to pave both of those areas on the way up or down.

H. LaCortiglia- - Even though a lot of the surfaces are gravel, the gravel becomes impervious after it has been traveled over for several years.

N. Cracknell - I recommend we do site plan review for this project by using Larry Graham. I think you need to ask Larry to provide guidance as an engineer to these new standards and roadway construction standards. It will have significantly more travel. It is important to get feedback on the drainage from the Conservation issue. Con Com has more jurisdictions over this project than the Planning Board. The applicant would retain Larry for his tech. services. In the interest of time, I would set an initial amount to get Larry working on this. A reasonable amount is \$500.

Lou Mammolette - What this board is asking the Planning Board for guidance regarding stormwater management.

N. Cracknell - We suggest you make a recommendation on Stormwater Management It would be helpful for you to make an addendum for a consulting engineer to make a recommendation.

Lou Mammolette - I have a basic idea as to a conventional development. My summary would be vegetated swales, peak flows with a natural treatment as opposed to the more conventional catch basins and detention ponds. This area doesn't have the room for that. I think there is an ability to accomplish that in the buffers.

N. Cracknell - If you are confident as to what you are proposing, then most applicants would submit it to be reviewed under our regulations. Then I think you should design it and we will have it reviewed if you fell confident in doing so. If you can find the set of techniques to help you with the design standards, it would be odd for Larry not to review it. The Con Com will also have it reviewed.

Lou Mammolette - Question: I need to try to identify where the bylaws are. In all the cases, I have a hard time placing this project in a box so I may not have asked for all the necessary waivers.

N. Cracknell – See Sec 165-25. The floodplain districts overlay represents the hundred year floodplain. I need to check with the new FEMA floodplain map. Clearly there will be some earth removal and elevations will be changing. Also see Sec 165-83- Parking lot.

N. Cracknell - I can help with the waiver requests using the site plan you submitted today. Can I request that you show where the parking will be?

H. LaCortiglia- Could I ask that you look at the possibility of porous pavement?

N. Cracknell - How are you handling working with the Conservation Commission? I am concerned if you don't get there soon. Will they let you come in for a preliminary discussion before you submit a formal filing?

Lou Mammolette - We want to introduce them to the project like we have done with the Planning Board. We had a site walk with the agent

Jim DiMento - We went to United Foam to see if we could get some land from United Form to lessen the environmental affects to those buffer zones.

Lou Mammolette - I sense this is a good idea by this Board provided we tweak the minor issues.

C. Rich- Your biggest problem with the Con Com is to get those issues out of the way. You may miss this construction season. I'd like to see you get with Nick, John, Steve and the Board of Health.

N. Cracknell - Design the site, I will help you with the waiver list. If you are comfortable with designing this, then I suggest you file an application so that we can properly post a public hearing and notify abutters. You have to get this filed in the next 2 weeks to get a hearing by August and construction in September.

H. LaCortiglia- **Motion** to adjourn

C. Rich- **Second.**

Motion Carries; 3-0, Unan.

Meeting is adjourned at 9:50pm.

