

Meeting Minutes
GEORGETOWN PLANNING BOARD
Memorial Town Hall – 3rd Floor
Wednesday, March 23, 2011
7:30 p.m.

Present: Mr. Tim Howard; Mr. Harry LaCortiglia; Mrs. Matilda Evangelista; Mr. Rich; Mr. Nicholas Cracknell, Town Planner; Ms. Michele Kottcamp – Asst.

Absent: Mr. Hugh Carter

Board Business 7:30 p.m.

Minutes – Planning Board passes over the minutes to approve at the April 13th meeting.

Vouchers –

Mr. Rich motions to pay vouchers totaling \$2,888.26.

Ms. Evangelista- Second

All in favor? 3-0; Unam (Mr. Carter and Mr. Howard not present)

Mr. Rich- Motion to authorize the expenditure of the cost and expenses for the Town Planner to attend the National APA Conference in Boston between April 28th and May 2nd

Ms. Evangelista- Second

All in favor? 3-0, Unam (Mr. Carter and Mr. Howard not present)

Correspondence –

Mr. Cracknell- ZBA approved the signage and the sign is legal at the Black Swan Country Club.

Mr. Cracknell- With street acceptances, if we do a taking we will need to hold a Public Hearing in order to approve an order of layout. I spoke to Jon Eichman from Kopelman & Paige about Belleau Woods today. Because Belleau Woods will likely be an eminent domain taking, we will need to hold a Public hearing in order to approve an order of layout. The Board of Selectmen will have to hold a public hearing to approve this 7 days in advance of Town Meeting. Monday, April 11th is a meeting that is requested. I am requesting a Planning Board meeting on that evening to recommend that the Board of Selectmen approve the order of layout at their meeting on that same night. Richardson, Railroad Avenue and Harris Way are on Dave Varga's schedule to do final inspections. We will need to post a meeting at 7:30pm on Monday, April 11th for the Planning Board.

Ms. Evangelista- For us to bring everything to Town Meeting, we have to do it within a 120 days for the hearing.

Mr. Cracknell- We should leave the zoning on the warrant. The Hearing for the zoning is on April 13th. The meeting on the April 11th will be street acceptances only.

77A Thurlow Street-

Mr. Cracknell- Pre Construction conference is next Weds with the Town Engineer, Dave Varga, Mr. Horne (applicant) and his engineer, Bob Grasso. Mr. Horne has a signed Form M and check to be deposited into his account for engineering services.

Mr. Rich- Motion to sign the Form M and to authorize Harry LaCortiglia to sign on behalf of the Chair. The expiration date on the Form M is March 23, 2013.

Ms. Evangelista- Second

All in favor? 3-0; Unam (Mr. Carter and Mr. Howard not present)

Mr. Rich- Motion to re-open the continued Public Hearing for Subdivision Regulations at 8 PM.

Ms. Evangelista- Second

All in favor? 3-0; Unam (Mr. Carter and Mr. Howard absent)

Cont. Public Hearing – Subdivision Regulations:

Mr. Cracknell- I put together a master document with all the revisions from our previous meetings. Nick refers to the document dated March 23, 2011 which is on file in the Planning office. I have inserted the language as to what was voted on at the last meeting. {The Board reviews the entire list of proposed Subdivision Regulations as listed on the March 23, 2011 document that is presented by the Town Planner.}

{Mr. Howard arrives at 8:07pm}

§365-32: We added the (a) and (b) to the Sharon model as proposed by Tillie at the last meeting. This gives us a little more protection.

Mr. Rich- We as a Board can adjust the multiplier depending on the credit worthiness of what we get for a bond.

§365-32(c) – Release of lots or security

Mr. LaCortiglia- Motion to strike the last line.

Mr. Howard- Second

All in favor? 4-0; Unam (Mr. Carter absent)

§365-28 Extension of Time

Mr. Cracknell- This suggests that they can't file an extension request.

Ms. Evangelista- Maybe you should change the 60 day time limit.

Mr. Rich- Striking the 60 days means that the Planning Board may not have to agree to the 60 days.

Mr. LaCortiglia- Motion to strike “within 60 days of the date of submission of the plan.”

Mr. Rich- Motion for it to read – “If an extension of time is needed to complete action on the plan, the applicant shall file such request to the Planning Board and shall use Form H for that purpose.”

Mr. Howard- Second

All in favor? 4-0; Unam (Mr. Carter absent)

365-36 D. (pg. 11)- The Board agrees with the change proposed by Dave Varga, town engineer.

365-36 F. – The Board agrees with the change proposed by Dave Varga.

Mr. LaCortiglia- It is important to note that this packet dated 3-23-11 is reflective of all the changes we have made up to this point. [A full and complete copy of this document is available in the Planning office]

Mr. Cracknell- The only other comment regarding porous pavement is that I have added the text requested by the Board. The only change is that there is a statement on the porous pavement sketch (page 37) that I would recommend we change. The sense I got from Peter Durkee [Highway Director] is that he would like to see how this works in the field.

Mr. Rich- By general consent add “unless otherwise authorized by the Planning Board” to number 1.” Number 1 of the sketch on page 37 will now read: “Unless otherwise authorized by the Planning Board, porous pavement shall only be used on private streets and ways that include a recorded Homeowner’s Association with an operation and maintenance plan.” (See Porous Pavement Sketch on Page 37 of March 23, 2011 document on file in Planning office)

Mr. Rich- Moves to adopt the Subdivision Regulations in their entirety as per the March 23rd printing as amended this evening.

Mr. Howard- Second

All in favor? 4-0; Unam (Mr. Carter absent)

Mr. Rich- Moves to close the Public Hearing on Subdivision Amendments.

Ms. Evangelista- Second

All in favor? 4-0; Unam (Mr. Carter absent)

Mr. Cracknell- No need to go into Executive Session at this point.

Mr. Rich- Motions to adjourn at 8:35pm.

Ms. Evangelista- Second

All in favor? 4-0; Unam (Mr. Carter absent)