

**MINUTES**  
**GEORGETOWN PLANNING BOARD**  
**Memorial Town Hall – 3<sup>rd</sup> Floor**  
**Wednesday, May 11, 2011**  
**7:30 p.m.**

**In attendance:**

M. Evangelista; C. Rich; T. Howard, H. LaCortiglia; H. Carter (arrives at 7:50PM),  
N. Cracknell, Town Planner, M. Kottcamp, Asst.

Meeting is called to order at 7:47PM

**Board Business:**

C. Rich- **Motions** to approve minutes of March 23, 2011

T. Howard- **Seconds**

**Motion Carries** 4-0, Unam. (Hugh abstains)

The Minutes of August 11, 2011 are passed over until the next meeting

**Vouchers:**

Passed over to May 25<sup>th</sup> meeting.

**The Board signs the endorsement for a Harris Way ANR**

**Correspondence:**

**Notices:**

N. Cracknell - Tim Rue (the Developer) is required to pave the roadway at Stone Row Extension His request is to pave only 20ft on Lot 2. at this time. Buyer does not want to see 75ft of top course on his driveway. I will confirm with Dave Varga on how the drainage functions. I recognize that you support the minor modification. It could be related to the drainage and the driveway pitches the water. There is another 300ft of driveway yet to be paved. You will get the apron of the driveway. He is not paving this year.

M. Evangelista - According to what I'm reading. Once the lot is sold or mortgaged, the owner is to make the request.

H. LaCortiglia - We will want that in writing.

C. Rich - If there is a mortgage on the lot, we will also need the permission from the bank.

N. Cracknell - The owner would rather have only the seam on .....

C. Rich - I would like a consensus that the Board decide whether we waive the fee for the modification.

N. Cracknell - It shows 75ft on the driveways of all the lots.

C. Rich - The driveway has hills.

N. Cracknell - Dave Varga's recommendation is that he pave to the lot line.

C. Rich - If he did pave up to the lot line, without coming in to us for the minor modification, he does not have to – how do we know the rest of it will get paved??????

N. Cracknell - Maybe it could be removed from the scope of work. I will scan the subdivision plan.

C. Rich - If you talk to him, ask him if the property line is staked so I can go take a look.

### **Board Business: Follow up from Town Meeting**

#### **Street Acceptances:**

Harris Way, Railroad Avenue, Richardson Lane, Belleau Woods. All four streets were accepted.

N. Cracknell - There are one or two drainage easements that have to be granted to the Town on Belleau Woods. We have the next 112 days to do this. We do need the easements and need to go through the motions of drafting the Deeds. I have only received 2 of the 14 back to take the street. It is sufficient to give the owners notice.

H. Carter - What is the benefit of the Town to accept the streets?

N. Cracknell - They need to be safe and passable. They are accepted

H. LaCortiglia- These are older subdivisions that we are maintaining but not getting any Chapter 90 monies for.

C. Rich - Once it becomes a public way, any one can drive on it.

N. Cracknell - These were accepted with the intent of them being public roads with no HOA. A capital improvement plan will be put together.

#### **Permitting Software:**

N. Cracknell - It will be rolled out in July and will cross over 10 depts. We will have training on the software the fee structure is \$7900 for the first year. Annually, it will be

\$10 -\$15,000. The Town committed for the year and it has an annual renewal. There are direct administrative fees/costs.

**Storm Water Bylaw: Adopted at Town Mtg.**

N. Cracknell -The Conservation Commission will adopt the fees and have a public hearing. The regulations will not be significantly long and will have a fee structure.

**Official Town Map:**

N. Cracknell -This was passed over until the Fall Town Meeting. The Selectmen will hold the Public Hearing once the deeds are accepted for the roads Accepted at this most recent Town Meeting (by August). It will show open space and ways on the town map. It is a street map only.

**Zoning Amendments:**

N. Cracknell -They are off to the AG's office.

**Home Consortium Funding:**

N. Cracknell - I have conveyed the information Lynn from LDS Consulting who was hired by the Affordable Housing Trust. Home Consortium Funding can be used for a variety of projects. There is \$17,000 available through the end of June and evaluating unit owners to replace old with new deed riders to get to the 10% afford Housing number.

H. LaCortiglia- **Motion** to enter into Executive Session to discuss litigation for Chaplin Hills with the intention of not returning to Public Session.

T. Howard – **Seconds.**

**Roll Call Vote is taken:**

H. Carter- Aye

C. Rich - Aye

H. LaCortiglia- Aye

T. Howard- Aye

M. Evangelista- Aye

**Executive Session: Chaplin Hills**

N. Cracknell - I was hopeful that we would have a final settlement agreement. Tom from K&P got a revised agreement but there were more than minor changes made to the document. I was sent the doc and the dates didn't work any more. 45 pieces instead of 45 linear ft of curbing needed to be on the document. Tom O'Connell needed to check the costs and increased his cost on the Cost Proposal. Tom hired Dave Varga to go inspect Chaplin Hills which Artisan paid for. Jill Mann sent the agreement for construction work. They require Dave Varga to go out and inspect in 4 days but I recommended 15 days. We are waiting for the bond company to sign the Settlement Agreement. We could have a vote to approve it after that.

H. LaCortiglia- May 25<sup>th</sup> is the next meeting which is the date for Artisan to get a permit.

N. Cracknell - Can the Board vote that it is substantially complete. I will email everything to you.

H. LaCortiglia - **Motion** to approve and sign the Settlement Agreement and the release of claims as presented and stamped on May 11 by the Town Planner.

C. Rich **Seconds**

**Motion Carries** 5-0, Unanimous

**Adjourned 9:15pm**