

MEETING MINUTES
GEORGETOWN PLANNING BOARD
Wednesday, January 27, 2010
7:00 p.m.

Present: Mr. Harry LaCortiglia; Mrs. Matilda Evangelista; Mr. Rich; Mr. Nicholas Cracknell, Town Planner; Ms. Michele Kottcamp, Asst.; Mr. Dave Varga – Town’s Construction Engineer

Absent: Mr. Carter

Board Business 7:00 p.m.

Mr. LaCortiglia - opens meeting at 7:11PM

Minutes – 6/10/09

Ms. Evangelista- Motion to approve June 10, 2010 minutes with corrections.

Mr. Rich- Second

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

Vouchers –

Ms. Evangelista- Motion to approve vouchers totaling \$4,672.00

Mr. Rich- Second

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

{Mr. Howard arrives at 7:26 PM}

Correspondence-

Other Business:

Harris Way – Execution of Final Affordable Housing Contracts

Mr. LaCortiglia- The agreements and the final versions have all been received from Mr. Confalone’s attorneys. A vote was taken at our previous meeting regarding the agreements. The Board needs to sign the documents, then they will be forwarded to the Board of Selectmen and the Affordable Housing Trust for signatures.

Mr. Howard- When does the check get released?

Mr. LaCortiglia- When the lots get released.

{Planning Board signs the Affordable Housing Agreement and the Release of Covenant}

Mr. Rich- Explains that the Release of Covenant is not to leave the Planning Office and it is to be held in escrow. The documents are to go to the Affordable Housing Taskforce, Peter Confalone, the applicant, and the Board of Selectmen. All the documents go to the Registry of Deeds to be recorded. Mr. Confalone has not signed any of the documents.

Mr. LaCortiglia- When Mr. Confalone signs the documents, the Planning Board is agreeing to the Release of Covenant but we don't have a signed Form K.

{Mr. Carter arrives at 7:45pm}

Mr. Rich- Is Kopelman & Paige doing this closing?

Mr. LaCortiglia- Asks Mr. Eichman for his recommendation on how best to proceed.

Mr. Eichman(Attorney for Kopelman & Paige, Town Counsel)- We [K & P] are going to handle the closing for the Town. It will be done in escrow by document. Your idea about holding it in escrow and holding the release is good. You only need a vote tonight and signatures but you hold onto the documents until the payment is ready. We will arrange to have it delivered to whoever needs to get it.

Mr. LaCortiglia- We will move forward with the signing of the agreement.

Mr. Eichman- You can make all your votes conditional upon the developer signing all the documents.

Mr. Rich- Move to execute the release of covenant for Harris Way. We do sign the Affordable Housing Mortgage Agreement and will execute those and our Town counsel will hold them. Mr. Eichman says they will be held in escrow pending K & P getting everything back to their satisfaction.

Ms. Evangelista- Second
All in favor? 5-0; Unam

Mr. LaCortiglia- Let the record show that the Covenant is signed by the Planning Board conditional upon the performance of all the elements of the agreement and meets town counsel approval.

Railroad Ave. – Surety Reduction Request

Bob Grasso is present for a partial release request.

Dave Varga, Town Construction Engineer- Because of there being too much snow to make any determination, I would request that the Board extend the discussion to their next meeting. We could hold a larger reserve amount. The finished pavement and the sidewalks were done. There were concerns about some of the construction issues.

Mr. Grasso- I have invoices for everything out there that has been constructed.

Mr. LaCortiglia- Do we have a punchlist for tonight?

Mr. Varga- No

Mr. LaCortiglia- Could we get one by the Feb. 10th meeting? In lieu of creating a punchlist, how does the Board feel about Dave going through the records and creating a list to know what is done and then we can determine what the surety will be?

Mr. Grasso- My initial submittal was based on the past invoices and punchlist up to this point.

Mr. Varga- I can put that together and the Board agrees.

Mr. Grasso- Construction was \$74,000. I was billed for \$65,953.20 and multiplied it by 2.5 to get \$164,883.00. I am using Dave Varga's number of what has been complete up to this point.

Ms. Evangelista- Questions the use of the multiplier.

Mr. LaCortiglia- If a punchlist has 10 items to be done and 9 are completed, then we only need the multiplier on the one remaining item.

Mr. Rich- The only time it gets cost prohibitive is when you are holding the money after they have finished the work.

Mr. LaCortiglia- Motion to take this up at the Feb 10th meeting.

Mr. Howard- Second

All in favor? 4-0, Unam

Mr. Rich requests that Dave Varga be there on site along with Bob Grasso, applicant.

Mr. Varga- I looked at it Saturday and the snow was heavily backed up. On Tuesday the snow was still covering 90%.

Zoning Amendment Discussion – 2010 ATM

Mr. LaCortiglia moves to postpone the zoning amendment discussion to the Feb. 10, 2010 meeting.

By unanimous consent, all approves.

Cont. Public Hearing(s): None

{General meeting is adjourned and enters into Executive Session}