

**MEETING MINUTES
GEORGETOWN PLANNING BOARD
Wednesday, March 25, 2009
7:00 p.m.**

Present: Mr. Hugh Carter; 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 7:00 p.m.

Minutes – 12/3/08; 2/11/09

Mr. Rich- Motion to accept both sets of minutes with corrections.
Ms. Evangelista- Second
All in favor? 3-0; (Mr. Carter & Mr. Howard absent)

Vouchers

Ms. Evangelista- Motion to release monies to pay vouchers totaling \$10,566.39.
Mr. Rich- Second
All in favor? 3-0; unam (Mr. Carter & Mr. Howard absent)

Twisdenwood Farm check request for \$3,694.89

Mr. Rich- This is for the return of the M-account money to the Twisdenwood account.

{Mr. Rich recuses himself from all matters related to Twisdenwood Farm}

Mr. Rich- When there is a vacancy coming up on the Board, no papers have been drawn or returned, I am asking for the name of Tim Howard to be written in to the Planning Board ballot.

Correspondence: Request for Architectural renderings of proposed downtown overlay district

{Mr. Tim Howard arrives to the meeting}

Mr. LaCortiglia- The town planner would like to have access to \$600 for architectural renderings of the proposed downtown overlay district.

Mr. Rich-Motion to allow the expenditure of up to \$600 for the town planner to contract with an architect to do the architectural renderings of the downtown for the upcoming 40R presentation.

Ms. Evangelista- Second

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

Townsend Oil memo

Mr. LaCortiglia- What I saw is a yearly report that is sent in. I don't think there is a spill. Move this to next meeting agenda. [Nick and Michele to follow up on what the memo is referencing as more information is needed].

Whispering Pines – pre-construction conference

Mr. LaCortiglia- The pre-construction conference was held on Tuesday, March 24 between Nick Cracknell, Dave Varga (town engineer), and Rich Williams (Hayes Engineering).

Ms. Kottcamp- Mr. Williams stated at the meeting with the Town Planner that the developer will begin construction of the 2 homes next week.

Stone Row revised Covenant- not yet received

Endorse ANR 186 E. Main St. application

The ANR application is endorsed by the Board

Housing Balance Bylaw/Attorney General comments

Mr. LaCortiglia- It was approved. One of the provisions was taken out of DHCD's regs. so we may want to take a look at that at some point and we may want to remove it. The attorney general still approved it.

Other Business –

Deer Run final construction review

Mr. Rich- Motion to extend the Form M Subdivision Permit for one month starting from March 30, 2009.

Mr. Howard- Second

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

Update of Zoning Amendments.

Michele passes out proposed Public Hearing Notice to the Board for review. The notice will be advertised in the Georgetown Record on the dates of 4/2/09 and 4/9/09.

Mr. Rich- Motion to have Michele Kottcamp advertise the Public Hearing notice for Zoning Amendments in The Georgetown Record to allow the appropriate time under state law.

Mr. Howard- Second

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

Update on Georgetown Square 40R Application – re-scheduled to next meeting

Cont. Public Hearing(s):

34 Thurlow St. OSRD – Sign Certificate of Vote

Mr. LaCortiglia opens the Public Hearing for 34 Thurlow Street.

Mr. Rich- Requests that the pages for the recordable version of the Decision be noted on the COV (handwritten or typed). Was there a tractor that was in a strange location that was previously discussed? Have you [the applicant] asked the ConCom if it can be removed?

Mr. Ogden, applicant- I did not. We decided that this tractor is on my private property and a person would be trespassing then if they stumbled upon the tractor.

Mr. Rich- Motion to approve the OSRD and sign the Certificate of Vote for 34 Thurlow Street.

Mr. Howard- Second

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

Discussion?

Mr. Howard- Has ConCom decided whether they would take the open space parcel as indicated on the plan?

Mr. LaCortiglia- The way the Decision is written, it could go either to ConCom or the HOA.

Mr. Ogden, applicant- We decided that the HOA would take it but the COV says that it could go either way. Either ConCom or the HOA may take it.

Mr. Howard- If the HOA takes it, who would police the area?

Mr. LaCortiglia- The HOA has ownership of it and pays taxes on it. The Conservation restriction has to be held by some entity. [To the applicant] You may have to create that

entity. You may need a separate distinct organization whose sole purpose is to protect that land.

Mr. Rich- What is the acreage?

Mr. Ogden- 2.7 acres

Mr. Howard- It is still a gray area as to who would police it.

Mr. LaCortiglia- The holder of the Conservation restriction would police the parcel. If the Town doesn't take it, it would be another entity. If the HOA decided to do something out there, holder of the restriction could come down and stand in the way of them doing that.

Ms. Evangelista reads the Zoning bylaw regarding the application process for an OSRD.

Mr. LaCortiglia- The conservation restriction specifies what can and can not be done regardless of who polices it. The law says you can not do more than what state law restricts.

Mr. Ogden, applicant- Applicant reads the provision in the OSRD bylaw. We would prefer that the Conservation Commission take the land.

Mr. LaCortiglia- That would also be my preference

Mr. Ogden- We meet with ConCom on April 16th and will be discussing the acceptance of this land by the Town.

Mr. Rich- Motion to request the town planner write a letter addressing the support of the Planning Board that we feel it would be in the best interest of the Town that this property (noted on plan as Parcel A – open space) be accepted by the ConCom and brought into possession by the ConCom for access to the trail and connect to existing conservation land.

Mr. Howard- Second

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

Mr. Rich - Motion to close the Public Hearing for 34 Thurlow Street.

Mr. Howard- Second

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

Mr. Rich- Move to adjourn the planning board meeting at 8:04PM.

Mr. Howard- Second

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