

Minutes
GEORGETOWN PLANNING BOARD
Wednesday, February 21, 2007
8:30 a.m.

Present: Mr. Rob Hoover, Chairman; Mr. Tim Howard, Clerk; Mr. Harry LaCortiglia; Ms. Sarah Buck, Town Planner and recorder.

Absent: Mr. John Moultrie. Mr. Hugh Carter

Heather Road

Attorney Senior gave a brief summary of the history of his client's (Mr. Franciosa's) ANR application process before the Planning Board and a history of the existence of Heather Road. Attorney Senior asks the Planning Board to sponsor a Warrant Article for spring Town Meeting to see whether the Town will vote to amend the Official Town Map by adding Heather Road.

Ms. Buck states that the question is whether a Citizen's Petition or Planning Board sponsorship would be the appropriate way to bring the article to Town Meeting. She says there is a feeling from Board members that a Citizens' Petition might be more appropriate.

Attorney Senior states that they can certainly do a Citizens' Petition, but that the Warrant Article would be stronger if sponsored by the Planning Board.

Mr. Hoover, Mr. Howard and Mr. LaCortiglia expressed their agreement that a citizens' petition would be more appropriate, since the Planning Board is not amending the Town Map as part of a formal review of said map.

Zoning Amendments

All amendments were reviewed with the memo and suggestions provided by the Town Planner. The following revisions and additions were also suggested.

1. Major Development Review (MDR)
Members discussed the 30,000 s.f. building size that triggers the application of MDR. Decision to remain at 30,000 s.f. The wording in Section E was changed from "shall" to "may."
2. ISH Maximum Density
The word "which" was deleted from the proposed revision.
3. Lot Width
The planner suggested placing lot width dimensional requirements in the Intensity of Use Schedule. PB members suggested making the minimum lot width be 50% of the required frontage.

4. Lighting

In addition to the proposed revisions from the Planner's memo, Mr. Hoover suggested the following:

- i. Section 2)a) delete in its entirety
- ii. Section 4)c) delete "and its associated Color Rendering Index."
- iii. Chart – the column that was changed to .1, simply change to 0 instead. This is the column for all three residential fixtures.

5. Public Tree Replacement

- i. Members felt this should be made more explicit than what is already covered under the Town's General Code and under State Law. In that case, Planner felt it could go under Article XI, Supplementary Regulations as 165-69.1, Public Tree Replacement.

6. Suggested amendment from Mr. Hoover: All Septic and Reserve areas must be setback 20' from edge of public right of way. Mr. Hoover explains that this will allow adequate room for root expansion of trees planted in the public right-of-way. Planner to write up proposed wording.

Motion to petition the Selectmen to place the six warrant articles with the amendments to such as discussed above on the Town Warrant for spring Town Meeting. Mr. LaCortiglia/Mr. Howard. 3-0 in favor, 2 absent (Mr. Moultrie and Mr. Carter.)

Other Warrant Articles

Affordable Housing: To see if the town will vote to allow the expenditure up to \$10,000 for the Affordable Housing Special Reserve Account to manage existing and proposed inclusionary housing.

Motion to petition the Selectmen to place the above request on the Town Warrant. Mr. Howard/Mr. LaCortiglia. 3-0 in favor, 2 absent (Mr. Moultrie and Mr. Carter.)

Planner mentioned that she is pursuing street acceptances for the Pillsbury Pond subdivision: Pillsbury Lane, Ilene Circle, and Bernay Way.

Meeting adjourned, 10:15 a.m.

Attachments:

(for specific amendment language) Memos from Town Planner dated 1/30/07

Re: Special Permit Language for major developments

Re: Zoning change for ISH maximum density

Re: Zoning Amendment – Exterior Lighting