

Meeting Minutes
GEORGETOWN PLANNING BOARD
Wednesday, November 14, 2007

Present: Mr. Hugh Carter; Mr. Tim Howard; Mr. Harry LaCortiglia; Ms. Matilda Evangelista; Ms. Sarah Buck, Town Planner

Absent: Mr. Rob Hoover, Chairman; Mr. Larry Graham, Consulting Engineer; Ms. Michele Kottcamp, Assistant

Board Business 7:00 p.m.

7 Jewett Street

The Town Planner explained the history of this project – a special permit from the ZBA for an accessory apartment, then a referral to Planning Board for permission to have a dwelling unit in more than one building on a lot.

Chris and Alyssa Cayer – for the in-law apartment. (Richard and Marie Cummings are actually the applicants as owners of the property.) Mitch Kroner, attorney for the applicant.

Attorney Kroner recommends a deed restriction that makes clear that the accessory apartment will only be used as permitted.

Mr. Howard states the accessory apartment regulation must be clarified by town meeting (preferably) next spring to determine if dwellings will or will not be allowed in separate buildings.

Mr. LaCortiglia motions that the Board will send a letter to the Building Inspector, copied to the ZBA, that the PB does not have the authority to consent to this application. Motion dies, lack of second.

Motioned by Howard, second Evangelista to give planning board consent with the condition of the applicant's offer to connect the new structure by roof only to the existing garage and workshop. 3-0, 1 abstention (LaCortiglia) 1 absent (Mr. Hoover.)

Rock Pond Estates

Planner explains history of project. Dean Chondris, the applicant, is before the board to post a bond on the project. The board has the spreadsheet of costs for remaining work with the construction review inspector's approval. A monitoring well will be installed – overlooked before this point – but the well monitors run-off from the detention basin, not the contamination that was remediated by removal of all contaminated soil from the site.

Mr. Howard asks about any conditions about relocation of an existing rock wall. Ms. Buck says she will look on the plans for any conditions. Several trees, states Mr. Chondris, are still yellow taped for retention.

Ms. Buck states that a Subdivision permit is not in the file, and should be signed and asks for a vote to accept the bond amount of \$73,252.50 and a vote to release the lots in the subdivision.

Motion to accept a cash bond in the amount of \$73,252.50 and to release the lots in the subdivision. Mr. Howard/LaCortiglia. 4-0 -1, Mr. Hoover absent.

Motion to issue Subdivision Permit. Howard/Evangelista. 4-0-1. Mr. Hoover absent.

Whispering Pines

Request for a reduction on the bond.

The issue of affordable housing units owed on Raymond's Creek came up. Planner asks if lot 14 is still available for a duplex for affordable housing.

Mr. Longo says the duplex was held up due to a question as to the legality of a duplex in the subdivision from the abutters.

Mr. Longo says the lawyers are handling it. Ms. Evangelista says that the attorneys don't resolve this, the board resolves this.

Mr. Longo states that he never received the Planning Board's response to his cash settlement offer.

Mr. LaCortiglia requests Mr. Longo return to the PB at the meeting in the next two weeks. Mr. Longo states he will only come back if the bond is reduced at this meeting.

Mr. LaCortiglia motions to reduce the bond by \$73,110 to leave a balance of \$140,810.00 upon the condition of Mr. Longo returning on 11/28/07 to discuss the affordable housing issue.

Mr. Longo states that this is blackmail.

Mr. Carter states that he does not have enough information to vote on this.

Mr. LaCortiglia makes a motion to deny the bond reduction requested by the applicant for Whispering Pines. Howard seconded.

Mr. Carter – we need to contact Kopelman & Paige immediately. Has legal responded to the applicant's offer of compensation? Where does this stand with Kopelman & Paige?

Mr. LaCortiglia withdraws the motion. Mr. Howard withdraws his second.

Parker River Clean Water Association grant application support

Motion to sign letter of support for the RIFLS grant. Howard/LaCortiglia. 4-0-1 absent.

Technical Assistance Grant Application

Ms. Buck states that the board has the rough draft of a technical assistance grant application to complete a marketing study of the downtown. Ms. Buck states that town staff and volunteers have conducted work that will leverage the assistance of an economic development consultant. The town has a nearly complete list of downtown businesses, several surveys in process with the assistance of the high school students, and estimates of local expenditures and sales. The consultant is wanted to take this information and analyze the business composition, the adequacy of available vacancies to serve the kinds of stores that would fit in the downtown mix, and look at the types of businesses that could be encouraged in the downtown. MVPC has reviewed the draft grant application, and Ms. Buck requests that planning board members do the same and forward any comments to her. The grant is due December 6, 2007.

Construction Review Inspector

The Planning Board has received two applications for the inspector position. The board instructs the planner to schedule interviews with qualified applicants for the 11/28 planning board meeting.

Technical Review Agent

Planner asks for permission to arrange for the subdivision review inspector to track the total amount in the review account and to send a letter when the account needs replenishing. Discussion with the board revolves around the need to have the planning office not be responsible for calling applicants for money for the review accounts.

Vouchers

Motion to approve vouchers in the amount of \$2,659.51. LaCortiglia/Howard. 4-0-1.

New Facilities Committee.

Mr. LaCortiglia motions to appoint Tillie Evangelista to the School Facilities Committee for the duration of the term. Seconded Howard. 3-0 (1 absent; 1 abstention – Ms. Evangelista)

Continued Public Hearings

34 Thurlow Street

Mr. LaCortiglia motions to continue 34 Thurlow Street to 12/12/07. Seconded Ms. Evangelista. 4-0-1. Mr. Howard will not be here on the 12th, but the hearing will require an extension at that time before further continuance.

Blarney Court

LaCortiglia/Howard to continue Blarney Court to 12/12/07. 4-0-1.

Task List

Discussion of the Planner's submitted task list and proposed schedule. Ms. Evangelista states that the revision of the Rules and Regulations should take precedence over the

Village Center District zoning. Ms. Buck states that the zoning amendment requires preparation before town meeting, whereas the revisions to Rules and Regulations do not require that. Therefore she put Village Center District first. Other planning board members state the importance of Village Center District zoning in addition to the revision of Rules and Regulations.

Motion to adjourn. LaCortiglia/Evangelista. 4-0-1.