

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
February 8, 2006
7:00PM**

Present: Jack Moultrie; Chairman, Rob Hoover, Tim Howard, Hugh Carter,
Christopher Rich, Sarah Buck, Town Planner, Tama Spencer,
Administrative Assistant

Absent: Larry Graham; Technical Review Agent

Meeting called to order 7:15PM

Continued Public Hearings

The Meadows- Request for a Continuance.

Mr. Hoover states that he thinks that there must be a road off of True Lane. Mr. Hoover states that there should be a strong buffer between the horse farm and the development.

Mr. Carter states that if the Board wants them to build an ISH and not a Subdivision, the Board should not give the developer incentive to move away from an ISH project and toward a Conventional Subdivision.

Mr. Hoover states that he knows that they can develop a buffer so that their project can be strongly visually separated.

Mr. Carter states that the school is asking for a 16% increase in their one of the reasons being all the new children starting in Georgetown for schooling this year. He states that he wants ISH to increase the more subdivisions to lower the number of kids in town and increase the tax base and not to tax the School system further.

Mr. Rich makes a motion to continue the Public Hearing for The Meadows ISH to February 22, 2006

Mr. Carter seconds

5-0 all in favor

Board Business

FY- 2007 Planning Board Budget

Mrs. Buck presents the Board with the proposed budget.

Mr. Moultrie states that Mrs. Buck needs to make a five-year plan.

Mrs. Buck explains the budget to the Board and the reasoning behind each section.

Mr. Moultrie states that he thinks that is only fair for Ms. Spencer to get the increased hours, as does Mr. Rich.

Mrs. Buck continues with the budget.

Mr. Moultrie asks if we have a revolving account and asks what the percent increase that this budget is proposing.

Mrs. Buck states that there is no revolving account and that there is about a 33% increase.

Mr. Moultrie states that one of the Board members can go with Mrs. Buck to the town Meeting to support the propose budget.

Mr. Hoover states that he thinks that the whole point of a Planning Board is for the future and if this increase in hours is going to help the future of Georgetown then he agrees with the increase.

Mrs. Buck states that money is also needed to update the zoning bylaws. She states that now money is only appropriated to print the bylaws.

Mr. Moultrie asks if it is the Planning Board's responsibility for the Zoning Bylaws update.

Mr. Rich states that the Zoning Bylaw update is a law document and the Town Administrator should be taking care of it.

Mr. Howard makes a motion to have the Chairman consult the Town Administrator about paying for the Zoning Bylaw updates.

Mr. Rich seconds.

5-0 all in favor.

114 Jewett- As- Built Plans

Mrs. Buck explains to the board the 3 requirements that Mr. Graham has recommended prior to the approval.

- Board member should go out to the site at night.
- The applicant's engineer provides a certificate of compliance.
- Conditions should be bound to the applicant.

Mr. Howard states that he went to the site last night and there are two lights above the garage doors, and that the lighting was acceptable.

Mrs. Buck states that the Board has received the certificate of compliance. Mrs. Buck states that the last requirement is a legal condition that is a given in any project.

Mrs. Buck states that Mr. Graham recommends that the Board accept the As-Built plans and the conditions.

Mr. Hoover makes a motion to accept the As- built plans for 114 Jewett St. following the previously listed items are completed.

Mr. Rich seconds.

5-0 all in favor.

Discussion

Mr. Nixon's Letter

Mrs. Buck states that she would like to amend the minutes from January 25, 2006 to reflect the letter from Mr. Nixon.

Mr. Rich makes a motion to amend the January 25, 2006 meeting minutes to reflect the letter from Mr. Nixon.

Mr. Carter seconds.

3-0 all in favor.

Master Plan

Mr. Moultrie states that there is a Master Plan and a Land Use Plan and asks if it is one document or two separate documents.

Mr. Hoover states that it is one document.

Mr. Hoover states that if the Master Plan is not accepted by the town it is his understanding it cannot hold a developer to anything.

Mr. Moultrie states that he would suggest calling Merrimack Valley Planning Commission and asking for their opinion.

Preliminary Plan Review

Mrs. Buck states that she cautions Planning Board members about meeting with an applicant before the project has come to a Planning Board meeting.

Warrant Articles- Street Acceptance

Mr. Moultrie states that there are some issues with streets. Mr. Moultrie states that there is an issue with Symes Associates on Pillsbury Pond because a shed is on the Town drainage easement.

Mr. Rich states that the home owner will have to pay for ant damage done to this shed the Town makes because of the easement.

Mrs. Buck states that she submitted a checklist to Symes Associates so now he knows what to submit before the Board puts it in for Town Meeting. She also distributed check list for Forest St. and Acorn Way.

Downtown Lighting

Mrs. Buck states that she would like some feedback from the Planning Board about a Downtown Lighting Plan.

Mr. Moultrie states that he purchased trash barrels for downtown for after the 133 improvements are done.

Mrs. Buck shows the Board the plan that she and Mr. Snow came up with today in the office.

Mr. Hoover states that he wishes he could help but he is stressed for time.

Mrs. Buck states that the lighting could be done in 4 phases, starting with in front of Town Hall for impact reasons.

Approvals

Minutes

- **November 30, 2005**
- **July 13, 2005**
- **June 22, 2005**
- **December 14, 2005**

Mr. Rich makes a motion to approve the previously listed minutes with Mr. Hoover's amendments.

Mr. Howard seconds.

5-0 all in favor.

Correspondence

Vouchers

Mr. Hoover makes a motion to approve and pay the 1 voucher totaling \$48.30

Mr. Howard seconds

5-0 all in favor