

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
March 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 7:03PM

Public Hearings

OSRD Concept Plan Special Permit: Bella V Estates, 66 Thurlow Street

Mr. Senior presents the plans to the Board for an 8 lot OSRD concept plan.

Mr. Fleming gives the Board a presentation on the intentions of the Special Permit.

Mr. Graham presents his review to the Board. Mr. Graham highlights some of the concerns he has

- They have filed a significant amount of information for the stage that they are at in the Concept plan.
- Yield plan must be submitted (which they have)
- There are some house keeping matter that are listed but Mr. Graham states that they are not that important at this time.
- Soil testing is a strong recommendation from Mr. Graham
- Are the lots viable?
- The conservation concerns.
- Suggest putting four duplexes in the front four lots.

Mr. Graham states that in general if they took out lot 8 and make it 7 lots it will layout much nicer as a visual.

Mr. Moultrie asks how many cars are on the site right now

Mr. Murray states that there is one maybe two.

Mrs. Buck states that she would like to point out to the Board that the conservation is not allowing them to build past a certain line.

Mrs. Buck states that the OSRD doesn't look as good as the Yield plan.

Mrs. Buck states that they need to go to Conservation regarding the wet land issues.

Mr. Hoover reads the passage from the OSRD from the rules and reg.

Mr. Carvano state that he is wondering what is behind all of this.

Mr. Fleming states that there are woods, and residential owned houses.

Mr. Jackson reads from the flood report from Cyprus Engineering.

Mr. Jackson states that he has an aerial view with the flood plains.

Mr. Hanson states that most of his land is swampland during this season.

Mr. Moultrie states that Conservation is going to take care of this because they have already pointed out some concerns they have.

Mr. Flaming states that there will be no change is water flow after this development is completed.

Mr. Rich states that there is a difference in reality.

Mr. Jackson reads the citizens petition. Mr. Jackson states that the tracks act as a dam. Mr. Jackson states that the Board needs to look at some off site improvements. Mr. Jackson states that in looking at the OSRD and the Yield plan.

Mrs. Lacey asks if the land is all on record because there were property issues before with this developer.

Mr. Bogdan states that he has sold the developer 14,000 sqft. Mr. Bogdan states that the road is like a gutter.

Mr. Graham states that he recommends to the board taking the time and reviewing this project more.

Mr. Moultrie asks if there has been any testing.

Mr. Fleming states that there hasn't been any testing and they will keep the Board informed with all testing.

Mr. _____ states that there was some perks testing done and there is pretty good soil and that was many years ago and if it doesn't change that fast then we are looking at some good soils. Mr. _____ states that he bought property back in 1981.

Mr. Rich asks about the picture with the pipe.

Mr. Hoover asks the applicant how that plan is consistent with the Master Plan.

Mr. Fleming states that he can't answer that at this point in time and he will get back to him as soon as possible.

Mr. Hoover states that he has some concerns

- Soil testing is very important
- Who is the Landscape Architect?
- Conservation letter about putting homes where Conservation states they are not going to allow.
- There should be a chart for _____
- Detention basin design- the one out front does not meet the description on the OSRD _____
- Buffers- the vegetation is lost because the homes are right up against the property lines.

Mr. Hoover states that he is having a hard time with both plans being presented because the OSRD intentions are being missed.

Mr. Fleming states that they do not have a Landscape Architect at this time.

Mr. Hoover states that

Mr. Fleming states that he understood that the OSRD is setting up for either_____ or _____ with out more engineering information and he can get the for the Board after.

Mr. Hoover states that he disagrees because they have everything they need.

Mr. Hoover states that a Landscape Architect is not just about plantings.

Mr. Moultrie states that without any testing done it is all just guessing.

Mrs. Buck states that she would be really happy to work with the applicant.

Mr. Hoover makes a motion to continue the public hearing until April 26, 2006

Mr. Carter seconds.

5-0 all in favor.

ANR

Whistle Stop Estates, Mass Electric's Brook Street parcel

Mr. Alunni presents the ANR to the Planning Board.

Mr. Moultrie states that the Town is trying to do a bike path, and asks Mr. Alunni if he thinks the applicant would give the Town of Georgetown a right of way.

Mr. Alunni states that his applicant wouldn't have any objections to granting that.

Mr. Hoover asks about the notarization on the plans

Mr. Rich explains to Mr. Hoover that the stamp is different from the notes at the bottom of the plans.

Mr. Rich makes a motion to approve the ANR for Baldpate Realty Trust.

Mr. Hoover seconds

5-0 all in favor

Deer Run

Mr. McGrath states that there was an issue with snow removal.

Mr. Moultrie asks who is responsible for snow removal

Mr. Carrulo states that he has trucks and he doesn't mind taking care of the road. But he has no idea when and how the problems started. Mr. Carrulo states that he was not invited to the Homeowners Association meeting

Mr. Harris states that he is the developer's attorney and he got involved to represent Mr. Carrulo.

Mr. Moultrie asks about the Homeowners Association. And asks how many lots he has left.

Mr. Carrulo states that Mrs. Maglio stated that she was in charge of the Homeowners Association. Mr. Carrulo states that he has two and he was waiting for spring.

Mr. McGrath states that there are some grading issues which are minor. Mr. McGrath states that the drainage is working but is not complete. Get some progress going, grass and drainage.

Mr. Harris states that it would be a good idea to have Mr. McGrath and one of Mr. Carrulo's workers meet on site and see what needs to get done.

Mr. Graham states that they did a land court plan.

Mr. Moultrie

Mr. Carrulo states that he doesn't want a penny from anyone he will do it himself.

Mrs. Buck asks why the hammer head hasn't been built.

Mr. Carrulo states that the hammer head was built and she added on to it.

Mr. Moultrie states that Mrs. buck is going to get the documents needed by Mrs. Buck.
Mr. Moultrie states that he is going to meet with Mrs. Magulio to resolve the snow removal.

Mr. McGrath states that he would suggest doing an ass-built.

Mr. Carrulo's son asks who is responsible for the drainage.

Mr. Moultrie states that it is a Homeowner's Agreement.

Mr. Graham states that we are going th wrong way with the split as-builts and states that the Homeowners association would and should keep it 20,20,20,40 and 40 being Mr. Carrulo. What more does that town have to do with this if there is a Homeowners Association.

Mr. Hoover makes a motion to issue the subdivision permit for Deer Run

Mr. Howard Seconds

5-0 all in favor

Discussion

Zoning Amendments

Mrs. Buck presents the Zoning Amendment changes.

Mr. Moultrie states we have a separate Board of Water Commissioners and asks if we have authority if there is a separately appointed committee.

The Board agrees with # 1

The Board agrees with # 2

The Board agrees with #

The Board passed over # 4 water restrition

The Board agrees with # 5

The Board agrees with # 6

The Board agrees with # 7

ITS GREAT THAT HE GETS TO GO AND WE ARE STILL STICK HERE!!!!!!!!!!!!!!

Minutes

February 8, 2006