

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
March 22, 2006
7:00PM**

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

Absent:

Meeting called to order 7:11PM

Public Hearings 7:00p.m.

Whistle Stop Estates

Mr. Paulits presents the new revised plans to the Board. Mr. Paulits shows the difference between the original and the current proposed plan. Mr. Paulits states that they have brought in a Landscape Architect. Mr. Paulits presents the OSRD plan to the Planning Board.

Mr. Graham states that he has not done a Technical Review at this point in time. Mr. Graham states that he has reviewed Sarah's Memo dated 3-15-06 and agrees with her. Mr. Graham states that he thinks that Whistle Stop Rd. is going to be a problem with it being connected to Brook St. Mr. Graham states that the Community Center should be located in the center of the development.

Mr. Howard states that he doesn't believe that changing the road to what Mr. Graham proposed would make a whole lot of difference. Mr. Howard states that there should be another plan showing the topography.

Mr. Rich asks if they are getting ahead of ourselves with having them bringing in the LA.

Mr. Paulits states that the LA is coming in to be a part of the designing team to help them determine what the best layout for this land.

Mr. Moultrie states that he would like to touch upon the Brook St. issues.

Mr. Paulits states that they are going to have to widen the street.

Mr. Hoover states that he is having a hard time switching back and forth from the OSRD to ISH.

Mr. Paulits states that he is following the Bylaws.

Mr. Hoover asks Mrs. Buck if that is what the Bylaws states.

Mrs. Buck states yes, They must submit a concept plan with a development over 10 acres or units.

Mr. Moultrie asks what the Board is doing listening to this when the proper testing hasn't been done.

Mr. Hoover states that he has concerns:

- The connector road is a real concern.
- Letter from the Conservation Commission.
- LA is wonderful and states that with the LA coming on could change the layout of the whole development then he doesn't know why he is looking at something that could potentially be totally different
- Yield Plan

Mr. Moultrie states that he is now going to open the Public Hearing to the public for comment.

Mr. Lock asks why it needs to connect to Brook Street and asks about ending the road in the middle of the development.

Mr. Paulits states that it can't be a dead end road.

Mrs. Tollman from Little's Hill states that she likes to walk around behind Chaplin Hill subdivision and states that she is concerned about the traffic and the noise level increase with this large of a subdivision going in.

Mr. Morrison asks about trees in his front yard and states that he is concerned about traffic.

Mr. Mulis states that he has the same concerns about traffic and states that he has a three year old daughter and would want it to stay safe.

A member from the audience states that she moved to Georgetown because of the way Georgetown looks and states that she loves this land.

Mrs. Tolman from North Groton NH. states that she doesn't know how they are going to put in a road when she was told by Conservation that she isn't allowed to build a house because of the wetlands.

Mrs. Buck states that she would like someone to take a look at the traffic.

Mr. Graham states that he would like to have them keep working.

Mr. Hoover states that he would like to talk about the first OSRD statement about flexibility and would like to see a traffic engineer take a look at this land and see what they have to say.

Mr. Moultrie states that he would have to agree with Mr. Hoover and have a traffic engineer come and take a look at it.

Mr. Rich asks if a big loop is considered a dead end street.

Mr. Moultrie states that yes it is.

Mr. Rich asks about a horseshoe proposal.

Mr. Hoover states that he thinks that we should leave the design of the road to the traffic engineer.

Mr. Moultrie states that he thinks that we should go the route of a traffic study

Mr. Rich makes a motion to grant the extension of time to June 30, 2006.

Mr. Carter seconds.

5-0 all in favor.

Mr. Hoover makes a motion to continue the Whistle Stop Estates Public Hearing to May 24, 2006.

Mr. Rich seconds.

5-0 all in favor.

The Meadows – Request for an Extension of Time

Mr. Rich makes a motion to grant the extension of time to June 30, 2006.

Mr. Carter seconds.

5-0 all in favor.

Conservation Commission 8:00 p.m.

Discussion with the Conservation Agent

Mr. Przyjemski states that he would like to give a brief overview of what his department is about. Mr. Przyjemski passes out a form for standard conditions sheet.

Mr. Howard asks who enforces the water resource.

Mr. Przyjemski states that it is both Conservation and Planning Board.

Mr. Howard states that 66 Thurlow St and Parish Rd. fall under the Water Resource District. Mr. Howard asks about how 118 E. Main St. got in the septic system.

Mr. Rich states that Mr. Przyjemski has been referred to as the new sheriff in Town and would like to know what people mean by that.

Mr. Howard states that he believes that they mean that he is trying his best to enforce the regs. Mr. Hoover states that he would like to thank him for coming to the Board. Mr. Hoover states that he would like to lean on conservation for more assistants.

Mr. Przyjemski states that, that is when the memos will come in.

Mr. Rich asks if he has aerial photography. Mr. Rich asks how long a wetland takes to fill in.

Mr. Przyjemski states that it can take up to 50 years.

The Board thanks Mr. Przyjemski for coming to the Board.

Discussion **Zoning Amendments**

Mrs. Buck reviews the proposed Zoning Amendments.

- **Public Hearing Notices.**

Mr. Rich makes a motion to advertise for a public hearing Zoning Amendment to amend the procedure for notice to parties in interest, Special Permit.

Mr. Hoover seconds

5-0 all in favor

- **Amend the OSRD Bylaw.**

Mr. Howard makes a motion to advertise for a public hearing Zoning Amendment for the Amendment for the OSRD bylaw.

Mr. Hoover seconds.

5-0 all in favor.

- **Building Height.**

Mr. Howard makes a motion to advertise for public hearing Zoning Amendment for the building height.

Mr. Hoover seconds.

4 in favor 1 opposed Mr. Rich.

- **ISH- Housing Balance**

Mr. Hoover makes a motion to advertise for a public hearing Zoning Amendment for the ISH Housing Balance for no more two times the amount of units allowed under the underlying zoning process.

Mr. Carter seconds.

5-0 all in favor.

- **Lighting Amendment-Exterior Lighting Plan**

Mr. Howard makes a motion to advertise for a Public hearing Zoning Amendment to replace Chapter 165-83M Lighting in its entirety with the attached proposed lighting ordinance.

Mr. Carter seconds.

5-0 all in favor.

- **Amend the Building Inspector section from and/or to just and**

Mr. Hoover makes a motion to advertise for a Public hearing for Zoning Amendment for amending the wording from and/or to just and. 165-83 D (6) (a) {2} the Planning Board Agent verifies that all conditions of the Approved site plan have been met with notice to the Building Inspector.

Mr. Howard seconds.

5-0 all in favor.

Traffic Study cost, The Meadows

Mrs. Buck states that Mr. Kelly charged more than was allowed in the contract for the Traffic Study.

Mr. Moultrie states that the Board will not pay that.

Board Business

Minutes

February 8, 2006

February 22, 2006

January 25, 2006

Mr. Howard makes a motion approve the January 25, 2006 and to have all other Minutes moved to April 12, 2006.

Mr. Rich seconds.

5-0 all in favor.

**Correspondence
Vouchers**

Mr. Hoover makes a motion to accept and pay the 13 vouchers totaling \$3,313.98.

Mr. Rich seconds.

5-0 all in favor.

~*~ Approved April 26, 2006~*~