

**MEETING  
GEORGETOWN PLANNING BOARD  
Memorial Town Hall  
Third Floor Meeting Room  
June 14, 2006  
7:00PM**

Present: Mr. Rob Hoover, Chairman; Mr. John Moultrie, Mr. Tim Howard, Mr. Hugh Carter, Mr. Harry LaCortiglia; Mr. Larry Graham, Technical Review Agent; Mrs. Sarah Buck, Town Planner; Ms. Tama Spencer, Administrative Assistant

Absent: None.

**Board Business**

**Draft Meeting Minutes – April 12, April 26, May 10, 2006**

Mr. Moultrie makes a motion to approve the April 12<sup>th</sup> meeting minutes as amended.  
Mr. Howard seconds.  
4-0-1 in favor. Abstention Mr. LaCortiglia .

Mr. Howard makes a motion to approve the amended April 26<sup>th</sup> meeting minutes.  
Mr. Moultrie seconds.  
4-0-1 in favor. Abstention Mr. LaCortiglia.

Mr. LaCortiglia makes a motion to postpone the approval of the May 10<sup>th</sup> minutes until next meeting.  
Mr. Howard seconds.  
5-0 all in favor.

**Discussion**

**Appointment to School Facilities Committee.**

Mrs. Buck reports that Mr. Hoover would like to be the Planning Board Appointment to new School Facilities Committee.

Mr. LaCortiglia makes a motion to have Mr. Hoover be the Planning Board appointment to new School Facilities Committee for duration of 7/1/06- 6/30/07.

Mr. Howard seconds.

5-0 all in favor.

**Areas of expertise.**

Mrs. Buck presents the idea that Planning Board members have areas of expertise. Mrs. Buck states that Mr. Howard has by default been the 21E expert, Mr. Hoover the

landscape designer, Mr. Moultrie the institutional history and Mr. LaCortiglia the Open space go-to guy.

Mr. Hoover adds that having a clear list of typical project components to investigate might better ensure coverage of the issues by Board members.

Mr. Moultrie mentions that the board will need to comply with the new stormwater regulations. Perhaps the board should be looking at how to make the subdivision regulations more compliant. Something along those lines should be looked into. Mr. Moultrie states that there is a lot of information out there about the sort of thing. Country drainage if it's done right is every bit as effective as piping. It's something he will try to research more and get the Board some information.

Mr. Howard asks what drainage has more maintenance involved long term.

Mr. Moultrie states that piping would likely have more maintenance.

Mr. Hoover asks if the Board would like to work on that further.

Mr. Moultrie states yes, we are in year 3 of the storm water mandate. This year the metal ID tags will be put on the catch basins to say where the discharge is going.

Mr. LaCortiglia asks where the map from MVPC for the storm water basin locations is.

Mr. Moultrie states that as the Board knows, we secured a grant for that from the state. Mr. Moultrie states that he believes the map is fairly well completed. We are doing more smoke testing to see where illegal connections are around town.

Mrs. Buck states that the storm water bylaw update is very timely.

7:20 Mr. Carter arrives.

Mr. Hoover brings Mr. Carter up to speed.

Mrs. Buck mentions that affordable housing is an area where she could use some support.

Mr. LaCortiglia says he would like to be the affordable housing liaison.

Mr. Hoover requests Mrs. Buck to create an exhibit for a paper trail to start to list these categories and who from the Board will start to adopt them. As time goes on, we can add to the list.

Mrs. Buck presents a list of long-term goals and asks Planning Board for input as to the priorities of these long-term goals.

Mr. Hoover agrees. Mr. Hoover thinks that the list should be presented first.

Mr. Moultrie states that percolation tests need to come back to the Planning Board.

Mr. Hoover states that a list of items needs to be made.

Mr. Howard thinks that the Planning Board needs to define a yield plan. He states that the less gray and the more black and white, the easier it is to defend. We also need to define Open Space.

Mr. LaCortiglia states that maybe there should be a definition of what Open Space is not.

Mr. Hoover states that when applicants come to us we need to give them as much information about our zoning as possible.

Mr. Moultrie states that we should change the Open Space definition in the Rules and Regulations rather than the Zoning.

Mr. Hoover asks if this is important enough to get town counsel opinion.

Mrs. Buck states that we should hold off and look at some definitions. Mrs. Buck asks if any Board members would like to attend the Railroad Ave site meeting.

Mr. Moultrie states that he could attend the 27<sup>th</sup>.

Mr. Howard states he will be there.

Mr. Moultrie asks if the Planning Board could ask Mr. Longo to come in because of some problems with one of his developments.

**Continued Public Hearings 8:00 p.m.**  
**Parish/Larkin Road**

Mr. Brassard presents the Planning Board with new plans and would like to present the plans and update everyone. Mr. Brassard presents the plans to the board.

Added Mr. Wager to the team as a Landscape Architect.

3 to 4 units in each section.

Garages facing inward.

Buildings off the road.

Cars will be influenced not to park in front of the houses.

Mrs. Buck states that what Mr. Brassard is proposing is a denser project than what is allowed under conventional subdivision, but that the advantage of the Special Permit process is that the Board has more of a say in the process. The difficulty is how to find the right number as the difference is so great.

Mr. Howard asks Mr. Brassard to point out where the streams run and asks how many crossings there are.

Mr. Brassard states that there would only be an existing crossing that would need to be improved.

Mr. Howard asks about septic.

Mr. Brassard states that it would be a shared system.

Mr. Howard asks about an issue with Zone II Well Head regulations.

Mr. Brassard states that there is some limitation, 440gals per day per 1 acre.

Mr. Howard states that Mr. Brassard should be prepared to defend the septic.

Mr. LaCortiglia asks about conservation and what they will be filing with them.

Mr. Brassard states that they are filing an ANRAD and they have walked the site with conservation.

Mr. LaCortiglia asks about the riverfront area entering a culvert.

Mr. Brassard states that those issues will be addressed in the notice of intent.

Mr. LaCortiglia states that they are presuming that conservation is going to grant a waiver so in reality there is no assurance that the amount of lots on the yield plans are correct.

Mr. Hoover states that the numbers have not been approved from this board.

Mr. Moultrie states that ISH allows 2 times the allowed density than conventional subdivision.

Mr. Hoover states that the numbers on paper might not be the right number.

Mr. LaCortiglia states that he thinks that the Applicant should go to Conservation before coming to the Planning Board.

Mr. Brassard states that they can't advise their client to make an investment with Conservation without knowing what the project is going to be.

Mrs. Buck states that there is now only one crossing which would be an improvement.

Mr. Brassard states that if a project this size is right for this site and states that with the streams being there that makes the project more desirable. The Delorenzos would like to develop on this land and make a good economic improvement.

Mr. Hoover states that the architecture is more sophisticated and questions the density.

Mr. Edwards asks about the conservation. Mr. Edwards asks if ISH appropriate for an area at the end of town where fire and police can't get at this time and where flooding occurs often. Mr. Edwards asks the Planning Board to think about the number of units going in.

Mr. Deerden from Newbury Planning Board expressed concern with offsite impacts: traffic and access. He also seconded Mr. Howard's concern for well head protection.

Mr. Powell of the Newbury Planning Board asks how they arrived at the number of units: is the underlying zoning about building lots or acres?

Mrs. Buck states that the intent was to limit the amount of ISH to 2 times that amount permitted under the underlying zoning.

Mr. Powell asks about frontage. Mr. Powell asks how they define building lot.

Mr. Brassard states that the way they determined building lot was that they just changed the number from 4 times the amount of building lot to 2 times that amount.

Mrs. Buck states that she would like Mr. Graham to comment but he has not yet gotten here.

Mr. Powell states that he would like to comment about Mr. LaCortiglia's comments in regards to conservation, and states that no comments have been addressed about 50 units time 2 cars= 100 cars + police+ fire.

Mrs. Tymon asks about the improvements to Larkin road.

Mr. Brassard states that there will be improvements done to Larkin Road

Mr. Moultrie makes a motion to accept the request for an extension of time to Sept 30, 2006.

Mr. Howard seconds.

5-0 all in favor.

Mr. Moultrie makes a motion to continue the public hearing to July 12, 2006.

Mr. Howard seconds.

5-0 all in favor.

**Tower Hill**

Mr. Moultrie suggests that the Planning Board send a letter stating that they need to present the Planning Board with all of the information 100% complete.

Mr. Hoover agrees.

Mr. Moultrie makes a motion to grant the request for continuance until July 12, 2006.

Mr. Howard seconds.

5-0 all in favor.

**The Meadows – request for continuance to 6/28/06**

Mr. Moultrie makes a motion to grant the continuance to June 28, 2006.

Mr. Howard seconds.

5-0 all in favor.

**Bella V Estates– request for continuance to 6/28/06**

Mr. Moultrie makes a motion to continue the public hearing to June 28, 2006.

Mr. Howard seconds.

5-0 all in favor.

**Preliminary Subdivision**

**83 Baldpate Road- request for continuance to 7/12/06**

**Pre-application meetings**

**83 Baldpate Road- request for continuance to 7/12/06**

Mrs. Buck reads the requests for extension of time from the applicants.

Mr. Hoover states that it is extremely difficult to donate your time with the numbers of continuances.

Mr. LaCortiglia states that if they were not to accept the continuances and if they were going to deny the project what would the basis be.

Mrs. Buck states that the slope of the road exceeds design standards for the Town.

Mr. Moultrie states that this developer needs to be sent a message that the Board values their time.

Mr. Graham suggests granting the continuance because the applicant isn't here to defend themselves.

Mr. Moultrie makes a motion not grant the continuance to the 83 Baldpate Rd.

Mr. Carter seconds.

5-0 all in favor.

Mr. Moultrie makes a motion to deny the application for 83 Baldpate Rd. due to not meeting the slope leveling requirements at the intersection of Baldpate Road.

Mr. Howard seconds.

5-0 all in favor.

#### **River Point: North Street/Wells Avenue**

Mr. Kelley presents the plans to the Planning Board and would like to proceed with the 26 lots.

Mr. Graham states that he met with the planner and looked at the plans with conservation but has yet to walk to site. Mr. Graham highlights some of his general comments:

Boulevard entrance

Getting permit from conservation with the wetland crossings

26 lots is a stretch.

Mrs. Buck states that she went on the site with the conservation agent and states that just going by the regulations she came to two difficulties: Wells Ave being a dead-end street and the regs state that no dead-end street connected to an existing dead-ended street can exceed the sum of 1000 ft in the RB district. Mrs. Buck states that she sees a conventional 8 lot subdivision. Mrs. Buck states that she is uncomfortable with the Wells Ave dead end and the boulevard concept.

Mr. Moultrie states that he would echo Mrs. Buck's comments and states that this plan is not too good.

Mr. LaCortiglia states that the numbers are kind of a long stretch. Mr. LaCortiglia states that the yield plan is not based on a none waiver reality. Mr. LaCortiglia states that he wouldn't want to be the applicant defending the number of units.

Mr. Bugler states that they are hopeful, that they can talk it through and get a number that sounds more reasonable and wouldn't want to go through a lengthy process to get the 26 units and if they had to they would do a maximum subdivision and then seek long term to permit the entire site.

Mr. Waters of 568 North Street asks about yield number based on the hypothetical thinking about getting approved from conservation.

Mr. Hoover states that reasonableness is a big word that keeps coming up in his mind.

Mr. Waters asks about the threat Mr. Bugler suggested.

Mr. Bugler states that he didn't mean to threaten a legal process.

Mrs. Buck states that the site is very beautiful and is looking into getting Power Point for the Meeting room so the Board can see all the pictures.

Mr. Bodenrader of 560 North Street asks about the water resource zone and about the requirements for septic.

Mrs. Buck states that she will have to ask the Board of Health.

Mr. Waters asks about the Open Space that is being donated and the wetlands.

Mr. Hoover states that this pre-application meeting is just for comments.

Mr. Waters asks about the balance for wetlands and uplands.

Mr. Bodenrader asks about the 800' ft street limit and doesn't understand about the 800 ft from the road.

A member of the audience asks about donating the land.

Mr. LaCortiglia states that it can go to the Town or Homeowners Association. There are many different opinions.

Mr. Waters asks about the time table for events.

Mr. Kelley states that they need to go back and take the comments and apply them.

### **102 Pond Street**

Mr. Willette presents the plans to the Planning Board  
8 lots, one existing home  
10 % increase of open space



Mr. Graham highlights his comments

8 Lots the right number

Buffer zone

This type of development brings the units out of the problem areas of the site.

Mrs. Buck states that the reason why she suggested the OSRD was because of the swales and the layout of the land. States that she would like to hear from conservation. Mrs. Buck states that having the road on the south side is a better buffer.

Mr. LaCortiglia states that he would like to see where the lines are for the wetland delineation.

Mr. Scott Greene, applicant, states that the road placement will capture some of the water that is currently flowing on to the road below the development.

Mr. LaCortiglia asks about the yield number.

Mr. Howard asks about 100 Pond St.

Mr. Greene states that he would take down the garage and make an attached garage.

Mr. Moultrie asks about the square footage of the houses.

Mr. Greene states that there will 3000 s.f.

Mr. Hoover states that he would like to add that the whole spirit behind the OSRD is working with the land and siting the houses.

Mr. Greene states that it would be a traditional looking development.

Mr. Hoover states that there is going to have to be some convincing to prove you can put the houses on the lots proposed.

Mr. Greene asks about going forward.

Mr. Moultrie states that he needs to go and take our comments and concerns and move on from there.

Mr. Hoover states that he would like to summarize that the house locations and number of lots are his concern.

Mrs. Buck states that 3000 s.f. houses seem large for the proposed lot sizes.

Mr. Moultrie asks about and states that this could be more complicated that it looks.

**Approvals**

**Correspondence      Vouchers- 35**

Mr. Carter makes a motion to accept and pay the vouchers totaling \$5,733.23 (Mr. Graham's bill and Planning Board General Account bills) and have Mrs. Buck review the bills for Millennium for next meeting.

Mr. Howard seconds.

4-0-1 Abstention Mr. LaCortiglia.

Mr. Howard makes a motion to adjourn.

Mr. Carter seconds.

5-0 all in favor .

Meeting Adjourned 10:32 p.m.