

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
June 28, 2006
7:00PM**

Present: Mr. Rob Hoover, Chairman, Mr. Jack Moultrie, Mr. Tim Howard,
Ms. Sarah Buck, Town Planner, Ms. Tama Spencer, Administrative
Assistant

Absent: Mr. Carter; Mr. Graham, Technical Review Agent

Board Business 7:00 p.m.

Approvals: Minutes – May 10, 2006 and June 14, 2006

Mr. LaCortiglia makes a motion to approve the May 10, 2006 meeting minutes.

Mr. Howard seconds.

3-0-1 Mr. Moultrie abstained.

Correspondence- Presented to the Planning Board.

Vouchers- None

Review of current subdivision construction activity

Little's Hill Request for extension of subdivision permit

Mr. McGrath presents a picture to the Planning Board of the Littles Hill Entrance sign.

Mr. McGrath states that the plastic is all gone and the sign has been refaced and landscaped.

Mr. Moultrie asks how the sign is locked together.

Mr. Spear states that it is very secure.

Mr. Hoover states that he agrees with Mr. Moultrie that it is an improvement but he is struggling with the sign on principle alone. Mr. Hoover states that the sign was to be stone. Mr. Hoover states that there were several times that the sign came up at meetings and the Board was told the sign was built as it was approved. When it turned out not to

be the case, the Planning Board was told it was not the Planning Board's jurisdiction it was the Building Inspector's. Mr. Hoover states that the Planning Board was very clear and went on record that the Planning Board was not letting go of the sign agreement. Mr. Hoover states that he is in full agreement that the sign is better than what was there before but the fact is that this is not the sign that was approved. Mr. Hoover states that he doesn't know what to do because the Planning Board approved one thing and the developer went ahead and did what he wanted to do. Mr. Hoover states that he wants to go clearly again on the record that he feels like he has been misled, not talked to straight, and in the end, the bargain they had has been taken off the table. Mr. Moultrie and Mr. Howard agreed.

Mrs. Buck states that what is before them tonight is the request for an Extension of the Subdivision permit.

Mr. Moultrie states that this was to be phased. Mr. Moultrie asks how many units are built today.

Mr. Spear states that 2/3 of the units are built: 30 complete and some more that are under construction.

Mr. LaCortiglia asks what would be the reasoning for not approving the extension of the permit.

Mr. Howard makes a motion to extend the subdivision permit until 5/18/08, contingent upon receipt of necessary shop drawings and as-built drawings confirming structural integrity within 60 days.

Mr. Moultrie seconds.

4-0 all in favor.

Mr. McGrath gives the Planning Board a summary of all of the current projects in the Town of Georgetown.

- Whispering Pines
- Raymond's Creek- There is concern about a fire hydrant placed too close to the curb at the cul-de-sac. Mr. Longo states that Raymond's Creek will always remain private way, never to be public, and has a homeowner's covenant. Mr. Longo states that if a wing plow goes through, it would take out every mailbox. Mr. Hoover asks about a Bollard. Mr. McGrath states that he has asked the fire and water department to forward him their correspondence on this. The Board agrees that bollards are an appropriate protection for the hydrant. Developer agrees.
- Pillsbury Pond- curb stoppers,
- Bernay Way- curb stop boxes, detention basin
- Deer Run- lack of progress, drainage basin, not issuing anymore building permits.

- Chaplin Hills- catch basins, drain man hole at the bottom of the street bubbling up in rainstorms. The Board is holding 268,000.00 on the bond.
- Kinson Court- the grades are wrong, grass needs to be mowed, run off, 12 months no work has been done.
- Acorn way- the detention basins in front are not draining.
- Forest St. – Mr. Hoover asks if all the street trees have been installed as required on the plans. Mr. McGrath answers yes.
- Mr. McGrath states that he thinks that we as a town are in pretty good shape. That all the water from the recent storms were held properly by the detention systems.

Rock Pond Estates

Mrs. Buck states that the reason why the Rock Pond Estates is on the agenda is because he had a problem with soil, but when asked to put something in writing there was no such letter received. Mrs. Buck states that she wrote a letter to Mr. Pelich and copied all the parties involved, stating that the Board would like to meet with all of them. Mr. Simmons replied with a letter stating that what was done was correct.

Mr. Moultrie states that he would like to have a conversation with Mr. Pelich.

Mr. Howard states that the concern was where the sample tests were, instead of where the houses are going.

Mrs. Buck states that we are going to have a busy agenda next meeting, so maybe the following meeting.

Mr. Hoover states that the sooner the better with him coming in, and asks Mrs. Buck to write a letter to Mr. Pelich.

Raymond's Creek – bond reduction request.

Mr. Longo gives the Planning Board the request for the bond release of \$5,000.00.

Mr. LaCortiglia asks Mr. Longo to explain the Affordable housing.

Mr. Longo states it is a duplex to be built on lot 10 of Whispering Pines.

Mr. LaCortiglia states there should be a timetable to the building of this house.

Mrs. Buck states that Mr. Longo needs to come back to the Planning Board with a house plan for the duplex for approval.

Mr. Longo states that he will submit a plan in July.

Mr. LaCortiglia asks if anyone has reviewed the As-Builts.

Mrs. Buck states that Mr. McGrath reviewed them.

Mr. Moultrie makes a motion to release the 5,000.00 cash bond provided the board receives an as-built with bollards noted, and a plan for the duplex affordable housing.

Mr. Longo states that it could be 6 months.

3-0-1 opposed Mr. Howard.

Planning Department business
Administrative Assistant

Mrs. Buck states that Ms. Spencer has put her 2 weeks in for her resignation and thanks her for the work she has done.

Mr. Moultrie states that Ms. Spencer has done a wonderful job here and wishes her luck.

Mr. Hoover also wishes Ms. Spencer luck and thanks her for the job she has for the department.

MVPC economic study

Mr. Buck states that she met with the Georgetown Alliance group and the concern was that the Town of Georgetown has been approached about having large retail stores and she put in a call to the Regional Planning Agency to see if they might have some information about impacts of such development.

Mr. Hoover states that there might be a protocol issue.

Mr. Moultrie states that that the Planning Board can not ask the Town Planner to take many, many hours on something that could potentially make the planning department suffer.

Mrs. Buck states that she offered to make the call.

Mr. Hoover states that he would like to have them come to the Board so that they are all working together.

Mr. Hoover states that he attended the Board of Selectmen's meeting on Monday night and discussed the special town meeting and the National Avenue applicant who approached him to be placed on the Planning Board agenda. When asked what his approach would be as Chairman, Mr. Hoover stated that the whole process is too fast and would not place his zoning change request on the Planning Board July 12th agenda.

Mr. LaCortiglia states that GIS mapping requirements for the Open Space and Recreation Plan 2006 will require 30 LTA hours.

Mr. Howard makes a motion to give 30 LTA hours.

Mr. LaCortiglia seconds.

4-0 all in favor.

Other Business

Railroad Bed right-of-way (JM)

Mr. Moultrie states that over at the former Sand and Gravel, the railroad right-of-away has been lost and flooded. Mr. Moultrie states that there is a fee for blocking the right-of way. Mr. Moultrie states that the person that informed him is not one to exaggerate.

Mrs. Buck states that she viewed it when she went on the bike trail ride, and has asked the Review Inspector to look into the matter and report back.

Meeting end time – discussion (RH)

Mr. Hoover states that he would like to put some matters before the Board.

- July 26, 2006 is a conflict for him and he will be unable to attend the meeting.
- Meetings should have a cut off time of 11:00 p.m.
- He has list of zoning change recommendations to share with the Board.

Mr. Moultrie states that he would suggest 10:30 p.m.

Mr. Howard makes a motion to make a cut off time for 10:30 p.m. end of meeting.

Mr. LaCortiglia seconds.

4-0 in favor.

Approval Not Required (ANR)

10 Searle Street

Mr. Bussing presents the plans for 10 Searle St.

Mrs. Buck states that the land is being donated to Park and Rec. Mrs. Buck states that the Board approves ANR plans with frontage and acreage.

Mr. LaCortiglia makes a motion to endorse a Plan of Land for 10 Searle Street and proposed lot 10-20B 3.7 acres dated 6/22/06.

Mr. Howard seconds.

4-0 approved.

255 East Main Street (the Meadows property)

Mr. Moultrie states that the Planning Board has to approve this as presented.

Mr. Hoover states that he would like to add that he is uncomfortable with the frontage on RT. 133 and the lack of sight distance.

Mr. Howard makes a motion to accept the ANR for 255 East Main St.

Mr. LaCortiglia seconds.

4-0 all in favor.

Continued Public Hearings 8:30 p.m.

The Meadows – request for extension of time, continuance of public hearing

Mr. LaCortiglia makes a motion to continue the public hearing to July 12, 2006 meeting, and the extend the approval to September 30, 2006.

Mr. Howard seconds.

4-0 all in favor.

Bella V Estates – withdrawal

Mr. LaCortiglia makes a motion to approve the withdrawal for Bella V Estates without prejudice.

Mr. Howard seconds.

4-0 all in favor.

Whistle Stop Estates- request for continuance

Mr. LaCortiglia makes a motion to approve the request for a continuance until July 12, 2006.

Mr. Howard seconds.

4-0 all in favor.

Mr. Howard makes a motion to extend the decision date until September 30, 3006.

Mr. LaCortiglia seconds.

4-0 all in favor.

Stone Row

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

Mr. LaCortiglia seconds.

4-0 all in favor.

CPC Representative.

Mr. Hoover makes a motion to appoint Mr. LaCortiglia as the CPC representative.

Mr. Howard seconds.

3-0-1 abstained in favor.

Mr. LaCortiglia makes a motion to adjourn.

Mr. Howard seconds.

4-0 all in favor.

Meeting adjourned 10:30 p.m.

Minutes approved 07/12/06