

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

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

**Absent:** Larry Graham, Technical Review Agent & Inspector

**Meeting called to order 7:07 PM.**

**Continued Public Hearings**

**The Meadows**

Mrs. Buck states that she doesn't have anything new since the Traffic Study.

Mr. Carter states that he doesn't think that the Town of Georgetown needs another 3,000 ft of hot top. Mr. Carter states that he would prefer the ISH because it will add to the tax base of the Town of Georgetown, and it wouldn't affect the school systems. Mr. Carter states that in conclusion he would suggest going with the boulevard onto true Lane.

Mr. Hoover states that no matter what happens there is going to have to be some compromises. He states that he is 99.9% that there won't be a 133 curb cut from him as a Board member. Mr. Hoover states that he thinks that the Board has more control over an ISH rather than a Subdivision. Mr. Hoover states that he wants the duplexes to look like single-family houses. Mr. Hoover states that as for landscaping he would like it to look like a woodland type development from the road and would like to see a strong buffer between the horse farm and the development.

Mr. Rich states that he has walked the site many times and he has looked at where everything would be. Mr. Rich states that he can't see the 133 Curb cut being the safest way.

Mr. Howard states that he doesn't have any comment.

Mr. Moultrie states there is no way. He can't approve any curb cut from 133. Mr. Moultrie states that this is only the placement of a roadway, not the Board approving the project. Mr. Moultrie states that he feels more comfortable with an ISH.

Mr. Holloway presents the Board with a letter that he wrote regarding Traffic Study- not being accurate

True Lane- not liking the boulevard.

Traffic signs- three way stop

Mr. Rich states that consistent with walking the property he has done some research in town about horse farm at the Georgetown Country Club Driving range, the ping off of the golf club has spooked the horses.

Mr. Moultrie asks the Board for a consensus with having a road onto True Lane

Mr. Rich states yes

Mr. Howard states yes

Mr. Moultrie states yes

Mr. Hoover states yes

Mr. Carter states yes.

Mr. Hoover states that when they're developing the project he is going to be looking for consistency with the neighborhood, which would be woodland looking.

Mr. Rich states that he would want the barrier to be carefully kept for the horse farm.

### ANR

#### **256 East Main St.**

Mr. Moultrie states that the lots are non-conforming due to the location of the barns. Mr. Moultrie states that the Building Inspector will make the determination and might not give you a Building Permit.

Mr. Rich asks how big the structures are.

Mr. Nadeaw gives the measurements.

Mr. Moultrie states that he has some language that should be on the Mylar's regarding ANR approval is not a determination of zoning compliance.

Mrs. Buck states that she is just going to write the language right on the Mylar's because they need the decision by tomorrow.

Mr. Hoover asks if the language that is on the plan is to Mr. Moultrie's satisfaction.

Mr. Nadeaw asks what the next step is for him.

Mrs. Buck states the steps.

Mr. Hoover makes a motion to approve the ANR plan for 256 East Main St., dated Feb 1, 2006.

Mr. Rich Seconds

5-0 all in Favor

### **Discussion**

Mr. LaCortiglia invites all members of the Board to an upcoming meeting on March 29, 2006 to launch the new Open space planning process.

### **Evaluation of need for Associate at upcoming Special Permit Hearings**

Mrs. Buck states that there is several Special Permit Hearings coming up.

Bella V. Estates  
Thurlow St.  
Baldpate Road.

Mrs. Buck states that if there is anyone that is going to be absent from any of these meetings then we should call the Associate member.

Mr. Moultrie states that he doesn't think it wouldn't hurt to have him come in.

### **Master Plan decision**

Mrs. Buck states that the Master Plan was only adopted as a work in progress.

Mr. Hoover states that he is looking for the legality.

Mrs. Buck explains that the States law requires two elements that the current draft master plan.

- 1) Infrastructure needs
- 2) Implementation plan

Mrs. Buck states that she consulted Alan Macintosh of MVPC, who recommends the Board formally adopt it as a Master plan or a Community Development Plan which ever they are more comfortable with.

Mr. Moultrie explains the legality of the Master Plan and states that it can be adopted as a work in progress and for the reasons of the state coming in an trying to stuff a 40- B, the Master Plan (work in progress) doesn't state that it belongs here or there. Mr. Moultrie states that if Mr. Hoover is asking if the Master plan right now is a legal document in the eyes of the state, yes it would stand a challenge in court.

Mr. Hoover states that if the Planning Board says that it has legality then he is okay with it also.

Mr. Moultrie states that he feels the Board should be trying to get money to finish the Master Plan.

Mr. Hoover states that he agrees.

Mr. Moultrie states that they are going to put new traffic lights and dress up the downtown.

Mrs. Buck was instructed to get an opinion from the Town Counsel.

**Town Meeting – any zoning amendments?**

Mrs. Buck states that she will write out possible Town Meeting Zoning Amendments for the Planning Boards review.

**Fee for OSRD Concept Plan Special Permit.**

Mrs. Buck states that she would propose that it would be \$100.00 plus \$100.00 per new unit, which is the fee for Preliminary Subdivision review.

Mr. Moultrie states that he likes the 100.00 plus 150.00 per new unit.

Mr. Hoover makes a motion to make the OSRD filing fee \$100.00 plus \$150.00 per new unit.

Mr. Howard seconds

5-0 all in Favor

**Approvals**

**Minutes- Minutes were moved to the March 8, 2006 Meeting.**

**February 8, 2006**

Correspondence

**Vouchers**

Mr. Hoover makes a motion to accept and pay the 6 vouchers totaling \$2,187.50

Mr. Howard seconds

5-0 all in favor