

**MEETING  
GEORGETOWN PLANNING BOARD  
Memorial Town Hall  
Third Floor Meeting Room  
May 10, 2006  
7:00PM**

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

Absent:

**Public Hearing 7:00 p.m.**

**Tower Hill- 5 lot Subdivision- OSRD Concept Plan**

Mr. Moultrie opens the Public Hearing

Mrs. Buck reads the Public Hearing notice.

Mr. Morin presents the plans for a 5 lot subdivision on Baldpate Rd. Two waivers are requested: exceeding maximum slope, and access to connecting lots. Soil tests have been done.

Mr. Graham presents his review to the Board. Mr. Graham thinks that this OSRD needs the calculations for the wetland area percent, and that the waiver for the 4% maximum slope may be justified given the benefits of the OSRD design.

Mrs. Buck presents her written review to the Board.

Mr. Hoover asks Mr. Graham if he is comfortable with the Yield Plan.

Mr. Graham states that he is.

Mr. Hoover asks about lot # 1 and its proximity to the woods road, the buffer between the storm water management area and Baldpate Road, cul-de-sac being all pavement, building height relation to the changing grades, and watershed. Mr. Hoover states that in general this is not the appropriate density for this project.

Mr. Moultrie asks about the easements to the water tower and woods road. Mr. Moultrie states that it is prudent for Mr. Morin to get more information about the easement. He notes slope percent waiver and states that it is still not a good situation after fixing, from the highway departments view.

Mr. Howard states that he would like to see the waivers from the last proposal to this proposal. Mr. Howard asks about the easement.

Mr. LaCortiglia asks about the open space and asks if there is any public access to the trail.

Mr. Morin states that the trail is open to the public.

Mr. LaCortiglia states that the open space buffer is supposed to be an undisturbed natural area. He also would not be in favor of reducing the 50 ft. buffer.

Mr. Hoover agrees.

Mr. Graham states that the right-of-way could be relocated to allow the proposed house up front.

Mr. Moultrie asks about the upcoming meetings.

Mrs. Buck states that the July 14, 2006 is available. Mrs. Buck states that she would like Neve-Morin to reconsider the number of lots in light of the concerns raised regarding septic layouts, proximity to woods road, maintenance of 50' undisturbed buffer and buffer along Baldpate Road.

Mr. Hoover makes a motion to continue the public hearing for Tower Hill to July14, 2006.

Mr. Carter seconds.

5-0 all in favor.

### **Public Hearing 8:00 p.m.**

#### **Stone Row- 10 lot Subdivision- OSRD Concept Plan.**

Mr. Moultrie opens the Public Hearing

Mrs. Buck reads the public hearing notice into the record. Mrs. Buck reads her memo to the Planning Board regarding the yield for this property into the record.

Mrs. Cynthia O'Connell states that they are waiting for their attorney to be present and would like to take ten minutes to let her get here. She states that she is waiting for a report from Conservation on the wetland crossing.

Mr. Moultrie states that the board will give her 10 minutes.

Mr. Moultrie asks if the board members would like to wait to hear this until after conservation.

Board members unanimously choose to wait for conservation.

Mr. Graham states that the application is before the Board prematurely.

Mrs. Buck states that if it has not gone to conservation the Board doesn't know if they could have a crossing.

Mr. Moultrie states that he would like to get something back from conservation before hearing any more on this project.

Mrs. Mann states that she is sure that they will get approval from conservation on the crossing.

Mr. Moultrie explains what is going to be happening with this subdivision to the abutters.

Mr. Hoover makes a motion to continue the Stone Row project until June 28, 2006.

Mr. LaCortiglia seconds.

5-0 all in favor.

### **Continued Public Hearings**

#### **The Meadows**

(Mr. Moultrie opens the continuance of the Public Hearing for The Meadows ISH

Mr. Longo introduces himself and presents the lot layout for the Meadows.

Mr. LaCortiglia states that he would like to come into the office and read all the minutes regarding this subdivision and the rest of the projects in Georgetown that are still pending so he can get caught up to the rest of the board with the process of each subdivision tomorrow.

Mr. Longo presents his plans to the Planning Board and would like to introduce Mr. Emmanuel who is the landscape architect for the Meadows and have him present the plans for the lot layouts.

Mr. Emmanuel presents four options that he has tried with this parcel of land. Mr. Emmanuel states that they have decided on having the road run through the middle of the parcel.

Mr. LaCortiglia asks about a yield plan.

Mr. Howard states that he likes the sighting of the houses.

Mr. Moultrie states that he likes the sighting of the houses also and has done some scaling and would like to ask about snow removal.

Mr. Hoover states that he would like to hear from the public before he comments. Mr. Hoover highlights some thoughts he has:

- Along East Main St. he would like to see the wood line mimicked with buffers as well between the subdivision and the abutting horse farm and True Lane houses.
- Entering on the sides for garages is an excellent move.
- The curved road has a country road feel that he likes and is consistence with the town character.
- Trails are a big feature and would like to see them worked into the development.

Mr. Carter states that he would like to see a better screen from the barn and asks about the open space.

Mr. Longo states that there is going to be more screening because the existing trees are not located on the currently presented plan and states that he has well over the 33% open space.

Mr. LaCortiglia asks if they could put some kind of parking for the state park that is located behind this development.

Mr. Longo states that they have discussed access to the state forest.

Mr. Stauss of 16 True Lane states that they would like for Mr. LaCortiglia to get the booklet that the neighbors have submitted and asks about the wetlands.

Mr. Longo states they have not yet gone to conservation.

Mr. Stauss states that there are some concerns about flooding and asks about the two large sugar maple trees in front of True lane.

Mr. Moultrie states that this site is known for high water.

Mrs. Endicott states that she has the same concerns about the safety of her business. Mrs. Endicott states that she cannot move the stable but she would like to be vocal.

Mr. Irons states that he is disappointed that more of the homes are moving closer to the neighborhood. He states that he would like to know how much closer they moved to the neighborhood.

Mr. Moultrie states that the homes are 175 ft. away from the neighborhood.

Mr. LaCortiglia asks about the septic system and asks Mr. Longo to point them out on the plans.

Mr. Longo points to shows the location of the two systems, not shown on the plan, one just behind the front homes, and the other at the rear of the lot.

Mrs. Seaboyer states that True Lane people need to bear more of the burden. Mrs. Seaboyer asks Mr. Longo questions about septic, home location, and traffic.

Mr. Fogarty of 15 True Lane states that they have been affected throughout this development process.

Mr. Stauss states that True lane has been bearing more than their share of the burden.

Mr. Taraszuk of 11 True Lane asks about a no- cut zone.

Mr. Hoover states that he would like to echo that and states that he has been saying from day one that the special permit allows the Board more control over the process and the subdivision does not. Mr. Hoover states that as one Board member be believes that this is the right way to go. Mr. Hoover states that there can be a strong buffer that he will hold the developer to.

Mrs. Endicott asks about the construction period of the development and what will happen about the noise.

Mr. Hoover states that they are going to have to discuss that when the time comes and arranging times for construction.

Mr. Moultrie states that there has been agreement from the Planning Board that these houses are in the best place for the project.

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

Mr. Carter seconds.

5-0 all in favor.

**Board Business**  
**Summer Hours**

Mrs. Buck states that she would like to take summer classes and would like to change the office hours for the summer to Monday, Tuesday, and Wednesday.

Board members agree.

**Elections**

Mr. Moultrie makes a motion to nominate Mr. Hoover for Chairman.

Mr. LaCortiglia seconds.

5-0 all in favor.

Mr. Moultrie makes a motion to nominate Mr. Carter for Vice-Chairman.

Mr. Hoover seconds.

5-0 all in favor.

Mr. Moultrie makes a motion to nominate Mr. Howard for clerk.

Mr. Hoover seconds.

5-0 all in favor.

Mr. Moultrie suggests that Mr. LaCortiglia might like to be the CPC representative.

Mr. LaCortiglia states that he already is the CPC representative for the Open Space Committee, and he can't be the Planning Board representative at the same time. He states that he will discuss this with the Open Space Committee and get back to the Board.

### **Pre-application discussion**

Mrs. Buck asks the Board about commencing pre-application discussions as per the recent Town Meeting vote.

### **Traffic consultant – Whistle Stop Estates**

Mrs. Buck presents the traffic study proposal and states the applicant is amenable to choosing this proposal.

Mr. Hoover makes a motion to accept the traffic study proposal from TEPP Associates.

Mr. Carter seconds.

5-0 all in favor.

### **Little's Hill – extension of subdivision permit**

Mr. Moultrie states that he will grant an extension for 2 months just for him to come back in and give an update.

Mr. Hoover states that he would like to address the sign issue.

Mr. Hoover makes a motion to extend the subdivision permit until June 30, 3006.

Mr. Carter seconds.

5-0 all in favor.

**Approvals**

**Minutes - October 12, 2005**

Mr. Hoover makes a motion to approve the Planning Board minutes for October 12, 2005.

Mr. Carter seconds.

3-0 all in favor.

**Correspondence**

**Vouchers**

Mr. Hoover makes a motion to accept and pay 1 voucher totaling \$150.00.

Mr. Carter seconds.

5-0 all in favor.

Meeting adjourned.

~\*~ Approved June, 28, 2006~\*~