

Draft minutes
February 9, 2005

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
February 9, 2005
7:00PM**

Members Present: Tim Gerraughty, Acting Chairman; Rob Hoover, Clerk; Janet Byrne; Jacki Byerley, Town Planner

Meeting was opened at 7:00 p.m.

Discussion

Mr. Rauseo discussion

Mr. Rauseo read his letter from to Jacki Byerley dated November 20, 2003. He states that he didn't get a written answer and that Ms. Byerley had stated that she said there is nothing that can be done. Mr. Rauseo felt that the parking calculations are inadequate for the site so there is over flow into his parking area. James Rauseo stated that he has issues with the parking islands and the maneuverability because of them. That the fire lane is blocked constantly by parked cars. Mr. Rauseo explained that he had granted an easement for 5 feet for fire lane for emergency use only.

Mr. Hoover stated that he appreciated hearing about these issues but it would be helpful to provide a copy of written concerns to clearly identify the issues.

Mr. Lappin stated that the fire lane is an important issue and has talked to tenants, He will look into lining the lane, needs to be policed maybe additional signage. Lock on the gate gave key to fire department suppose to be locked at all times we see it that way. Arthur very good to grant easement. Fire police, plow mr rauseo.

Mr. Gerraughty stated that everyone is looking at the same goal; to make it safe. He would like to see the list of items then to get everyone including police and fire together to discuss them. Ms. Byrne suggested that they also include a list of resolutions.

Open Space Residential Development Bylaw.

Tim Puriton-Mass Audubon Society explained that an Open Space Residential Development Bylaw would allow for more open space than on a conventional. He put together a comparison of the OSRDB and the current Planned Unit Development Bylaw. He stated he was available to help Georgetown to move forward at town meeting. Mr. Puriton explained that the developer has to prove build out under yield plan base line to start then design to protect the land that going to get usable open space encourages active recreation too. He explained the applicant would have to come in with at least a concept plan driven by Title V and current zoning. The Planning Board agreed to read through the draft bylaw and would be in touch with Mr. Purinton.

Georgetown shopping

Attorney Jeff Mustman, Mr. Lappin, and Ms. Meiggs were present for the Georgetown Shopping Center. Mr. Lapping was hoping to answer any questions the board may have and to discuss H.L. Graham Associates December 28 checklist. Mr. Gerraughty stated that he wouldn't entertain any more discussion until they move forward with the list and address some issues that Mr. Hoover has brought up

Mr. Graham went through his December 28th memo. He states that lighting is now completed; a letter from Huntress Associates is on file that the landscaping is in substantial compliance this means it is not 100% complete but will hopefully be completed in the spring. Parking spaces-complete signage in place, lining done, the as-built plan shows the 7 spaces. There is still a puddle showing, not too deep but still a concern with ice in winter time he is leaving this item open to be reevaluated and corrected in the spring. He still has to review the as-built plans that he received yesterday.

Mr. Hoover's items:

Fire access-Mr. Lappin explained that he went through the records and the conservation commission approved grass behind the building. He has met with the Fire Chief and will look at other material to use to support a fire vehicle. The Fire Chief sent a letter stating his willingness to look at the issue. Mr. Hoover is familiar with the proposed product. Mr. Hoover wanted the applicant to look at the septic in relation to the traveled way he considers it an issue and that it is not fulfilled.

Mr. Hoover stated that the retaining wall is a moot point but wants to go on the record with his concerns. Wall is less than 10' Larry issued sketch showing retaining wall told walls take out pulled away 10' from system information used as an argument that wasn't true.

Parking island=island too short than what was approved. Lappin shorter at central street end traffic flow will not interfere with traffic flow. Leave an isle island shorter people; will take the path of least resistance. Lappin willing to correct if asked to.

Bollards=snow storage has been improved. Looked at with and without lines Larry=bollards wouldn't be good for deliveries, emergency vehicles don't feel they are appropriate to keep people from parking. Fire chief content the way the emergency area lined. No other temporary thing to do? Could do delay see if it really is a problem I don't see a problem. Rauseo brought in pictures of issues list of items to discuss at

shopping center fire lane one of these main concerns. Jeff-thinks difference with bollards and fire lane.

Citgo-east side of stream not on the plan first house on the right. Mr rauseo 55 year resident water problem new plan going on down there need to clean them. Larry-looked at there are beavers between library street and shopping center. A lot going on library street with 133 improvement a lot of disturbance. Culverts under library street may have been damaged or impacted time on shopping center reviewing plans drainage improvement made at shopping center allow for moiré capacity thasn wahat was there before no where near flood plain first review has nothing to do with what ishapping with 23 library street. Most likely with the improvements. Ask previous chair. Forward letter to jack Moultrie send note looking into have response shortly. 2nd option for grading planwould be if illusions moves in need catch basin tank which would require for illusion. 1st option prior to fill going to wall how is going to work if fill going to retaining wall? George z=2003 grade fire access lane pitched in easterly direction graded to wall triangle area citgo gas station grading shown on plan triangle area traps water. Triangle area brought up to grade to drain naturally dam difference in elevation needs to be filled raised grade on citgo cross hatch cut out grade raised drain onto properly line of shopping center spot grade 88.7 later grade of 88 boxed existing engough to grade naturally how much watershed picking up? George=raising low spot have to look at original survey to see how much into gas stations not graphic stopping fire lane cross pitched onto citgo station. Slight swale 88 existing contour with circle proposed isn't cross pitch? It is but final shows swale. Cross pitch don't understand how water swale in the direction retaining wall build lane pitchin off going across mark's property provide finish graphic that shows how this works? This is that same that the board approves. Doesn't show. Will show cross pitch will show natural swale. Water getting were it needs to go works with snow banks enormous dam. Bb auto. 2nd option catch basin low point require shoveling to keep clean tough design solution to accept. So it doesn'f flodd back into the road.

Jeff =fire access lane not a life safe issue as related to one story building. Rob=feels different add to other items citgo still question mark curbing issue consider health safety welfare issue\

Tim=george expand plan.

Fire chief=invited in the discussion and chief mulligan.

Larry=resolution

Illsuision crosby's wants to expand into space

Swanton Way ANR

Mr. Hoover motioned to endorse the ANR plan for Swanton Way, 2nd by Ms. Byrne, voted 3-0 in favor of the motion.

206 West Main St

Attorney Bob Farese represented the new owners of 206 West Main Street. He stated his clients are aware of the unfinished business with the site such as repaving parking, landscaping and lighting issues. Attorney Fares stated he has a bond in the amount of

\$100,000; the repaving would be a bout \$28,000, he doesn't have an amount for landscaping and lighting but feels the \$100,000 should cover everything.

Mr. Graham was comfortable with the \$100,000. Mr. Hoover would like have a date that everything needs to be completed by and would like the temporary occupancy to expire on that date should the work not be completed.

Mr. Hoover motioned to accept the surety in the amount of \$100,000, 2nd by Mr. Howard, voted 4-0 in favor of the motion.

Mr. Hoover motioned to authorize Ms. Byerley to sign the temporary occupancy to be renewed monthly or July 11, 2005, 2nd by Mr. Howard. voted 4-0 in favor of.

118 Jewett Street

Mr. Hoover motioned to accept the applicant's request to withdrawal without prejudice and waive future filing fees, 2nd by Ms. Byrnes voted 4-0 in favor of the motion.

Carleton Drive

Craig Bennett, representative, stated that they received Mr. Graham's comments and has responses to hand out the board. Craig stated the circulation pattern parking area is moved closer to the building direct access to the building fence gate to block traffic during none business hours. The access road is reduced to a 24' width and an increase to the drainage channel infiltration trench. From the site walk planting plan shows buffer along route 95 of pine eastern white rhododendrons and eastern pine in front and closer to the building to soften up around building. The fire hydrant was placed on the request of the fire chief they would be willing to place an 8" line if the hydrant can be eliminated. Mr. Graham stated he would speak with the chief to find out why they requested the hydrant and whether it could be eliminated.

Mr. Hoover requested that the plans and documentation reflect the building height, an indication of the colors. He also requested that they look at the lighting and see if there is any way to get the intensity down. Mr. Hoover requested that they look at whether the building can be pushed back, whether additional plantings can be added to have a staggered double row of evergreen possible 15' on center, and whether motion lighting can be used at the back of property.

Mr. Hoover motioned to continue the hearing until February 23, 2005, 2nd by Ms. Byrnes, voted 4-0 in favor of the motion.

December 30, 2004 Minutes

Mr. Hoover motioned to accept the minutes of December 30, 2004 as written, 2nd by Mr. Howard, voted 3-0 in favor fo the motion. Ms. Byrnes abstained from the vote because she was not present at the December 30, 2004 meeting.

January 12, 2005 Minutes

Mr. Hoover motioned to accept the minutes as amended, 2nd by Ms. Byrnes, voted 4-0 in favor of the motion.

Little's Hill

Four phases

Along Hillside Drive the curbing and sidewalks are in and they are ready to put the top coat on. The street lights wiring is done but there is a delay with the delivery of the fixtures will be placed in spring.

Mr. Hoover motioned to accept and approve the reduction phases 1 & 2 to \$319,600.35 and to authorize town planner to sign, 2nd by Ms. Byrne voted 4-0 in favor of the motion.

Rob's Memo

The board agreed to not tape the meetings regularly but left the option for exceptions.

Send something to parish road about not doing the rezoning.

Mr. Hoover motioned to adjourn at 10:35 p.m., 2nd by Ms. Byrne voted 4-0 in favor of the motion.