

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
February 23, 2005
7:00PM**

Present: Mr. Gerraughty, Acting Chairman; Mr. Hoover, Clerk; Mr. Howard; Mrs. Byrne; Mr. Graham, Technical Review Agent & Inspector; Mrs. Byerley, Town Planner; Tama Spencer, Administrative Assistant

Absent:

Meeting called to order 7:06 PM.

Discussion

Affordable; Units-Beverly Drive and Middle Street

Mr. Sterio states that he wanted to know the status on 14 Middle Street. He states that the inspector made a list of repairs and then sent the list to the affordable housing committee. The present status is that the roof has been made to code. There was a misunderstanding that the houses were going to be renovated. There are only one or two people interested in the home.

Mrs. Sachs listed the minor issues; does it count as a 3 bedroom, even if there is no heat in the room? She states that the building inspector said that it only counts as a bedroom if it has heat, making the house a 2 bedroom not a 3 as presented.

Mr. Gerraughty asked if there was a difference if it was a 2 bedroom not a 3 bedroom. If it is a 2 bedroom, could we call it a 2 bedroom?

Mr. Sterio states that it would not comply with code, but could it be a 2 bedroom? Yes but, the house was taxed as a 3 bedroom, the septic system would work both ways.

Mrs. Sachs would like for someone to come and state that it is a 3 bedroom

Mrs. Byrne exclaimed that a bedroom would have to have heat.

Another Member from the task force states if it is a 2 bedroom the cost of the home would have to change.

Mr. Brett states that to state it is a bedroom, it had to be 70 square feet and have a window. He states that he couldn't see a bedroom without heat.

Mr. Gerraughty asked if it could be resolved and moved along with a space heater. He didn't want to see the home lose a bedroom because of a heat problem.

Another member of the task force states that she thought that these things should be ironed out and all the rules should be clearly stated before the home is offered to a family.

Mr. Hoover agreed.

Mr. Sterio asked if they could report to the Town Planner instead of coming back to the Planning board.

Mr. Gerraughty states that the only other option would be to sell it to the affordable Housing Task Force or sell to the public.

Beverly Drive:

Mrs. Horvitz gave a list of things that needed to be fixed in the house: broken windows, bathroom replaced, den would have to be converted into a bedroom, and wood stove and chimney were to be inspected. She states that she was under the impression that you couldn't make any changes to the home.

Mrs. Sachs states that you could make any kinds of changes, when you buy the home, you could do it in perpetuity. She states that the interest rates would drive the cost down. There is a deed restriction; you could never sell for less.

Mr. Gerraughty asked if Mr. Longo has done any of the things on the list.

Mr. Brett states he wouldn't go for a contractor, only for code reasons. He states he would need an in-depth report of the things that need to be done, and then states that he was willing to do the job.

Mrs. Sachs states that she has asked John Longo many times and hadn't heard that they have been done.

Mr. Gerraughty states that he understood a home list that is made, needs to be done.

Mrs. Sachs states that there were two lists.

Mr. Hoover asked if it would it be possible to compile the two lists.

Mrs. Byerley states that she wanted to go with the two other people to inspect the home.

Mrs. Horvitz states that she went in without John. She then suggested that the Planning Board should look at the homes.

Mr. Howard and Mr. Brett state that they will go and look at everything.

Mrs. Horvitz states that she didn't want to put money into an unsafe home.

Mrs. Byrne states that she wanted to address the issue of not getting the bargain.

Mrs. Byrne states that it was not similar to the units he was building.

Mr. Gerraughty asked why we do the lottery so far ahead of selling the home. The home should be 70% completed before the home is up for sale.

Another member of the task force states that she thinks that the home should be 100% done.

Mrs. Byerley states that she is going to email Mrs. Horvitz and John Longo so they would be on the same page.

Mr. Gerraughty asked if the home was complete.

Mrs. Sachs responded, no, not to the inspector or to the home owner but, yes to the town.

Mr. Hoover explained that the 3 items that are important are

1. Jacks
2. Bathroom
3. Carpenter ants

Mr. Gerraughty states that there would have to be an up-to-date status on the list coming March 9th for the process.

Mr. Howard and Mr. Brett planned to go Saturday morning.

Public Hearings:

Carleton Drive-Site Plan Approval

Mr. Vrassard and James Sr. senior submitted final plans.

Mr. Vrassard presented the plans and states that Feb 16th he reduced lighting and catolde light fixtures. Building height: 32 ½ feet. The color choices were blue, green or tan. Landscape changes: added 30 large plantings, most are dividing plants. Lights were added to accommodate vans.

Mr. Gerraughty asks can they be put on a standard motion detector.

Mr. Vrassard states that they couldn't put a motion detector in because the lights could take up to 8 minutes to warm up and become fully lit.

Mr. Hoover states that he believed that they were trying stay away from flood lights, and states that only flood lights could be put on a motion detector.

Mr. Vrassard states that they could be put on timers.

The Fire Chief states that the fire hydrant is fine because it has bigger main which would give him enough pressure to handle a fire.

The Fire Chief states that the groundwater table is at 85 which doesn't call for a drainage system.

Mr. Graham states that he liked a drain, but would like to know if it can be relocated, and said that the conditions would be sent to Planning Board and to the Board of Health.

Mr. Vrassard replied that there would be no problem relocating it.

Mr. Gerraughty states that he wanted to know if the storage area is a defined one acre and wanted to know if there was a landmark that could be use to show where the boundaries are.

Mr. Vrassard replied by stating that there is no landmark.

Mrs. Byerley asked how many acres he has in the back.

Mr. Graham states that he doesn't know maybe 2-3 acres.

James Sr. states that he didn't think that that the lack of a landmark wouldn't be a problem because he believed that people wouldn't complain unless they felt that the boundaries were being abused.

Mr. Hoover states that he noticed that on the map that was given out there was gravel where it should have been cleared. He states that the evergreen trees on the slope were important. He wanted to know if there was a way to take a 20/20 foot space and put some more evergreen trees. He would like to see two notes added to the plan with the trees, lighting, and landscape buffers on it.

Mr. Hoover states that they need to add 32.5 to plans to show the building height.

Mr. Graham states that they would like not to have loading through the back.

Mr. Vrassard responded that loading wouldn't be done through the back, and they wouldn't be loading things such as dirt; they will only be loading constructional things.

Mr. Vrassard states that there would be an inspection on a monthly basis to make sure that the drainage is not clogged or in need of maintenance.

James Sr. states that he is satisfied and is ready for the Board to close the Public Hearing and give him the conditions.

Mr. Gerraughty states that they are all set for March 9th with draft decision

James Sr. reads off the list of things that will be needed to be put on the plans, and addresses the new buffering plans.

Mr. Vrassard states that he wanted to know if they can change the height of the building from 32 ½ to 35.

Mr. Gerraughty suggested 33?

Mr. Hoover states that 33 is good, and asked if they could make a note of no soil loading.

Mrs. Byerley states that she would like to see the plans for the condition of lights and timers.

Mr. Gerraughty wanted the lights on for safety.

Mr. Vrassard states that they could be put on a timer, so that when the gate opens the lights would turn on for the crew coming in.

Mr. Gerraughty states that the police and fire would have to have a key to the gates.

Mr. Hoover states that he has very much enjoyed working with the engineer.

Mr. Hoover motioned to continue to March 9, 2005.

Janet seconded.

The Board voted 4-0 in favor of continuing to March 9, 2005

Discussion:

134 parking spaces: 4500 square feet: 58 seats 1 space to every 4 people.
Needs to find out how many employees 1 for every 3

Mrs. Byerley states that she is going to make a punch list which would state what the shopping center needed to get done and they could only come back when everything has been completed.

Mr. Hoover states as of today there was one fire lane in use and there is a car in there every time he is there or drives by. He states that it would be a good idea to give them a list.

Mr. Gerraughty states that they had a deal to address some of these issues and Mr. Kroker advised them to not make any deal.

Mr. Gerraughty states that the motion died on the table because no one seconded the motion.

Mr. Hoover asked who would get sued and if the Planning Board, then he would wish to protect himself.

Mrs. Byrne states that she wanted to know what the bylaw is.

Mr. Gerraughty states that there was no bylaw. He states that he is hoping the Board will okay it for Mrs. Byerley to go to the selectman's meeting rather than delaying. He then states that all they could do is make the best pitch they could.

Mrs. Byerley states that it goes beyond that and didn't get the okay from the selectman.

Mr. Hoover states that if he was not legally backed he doesn't want this job.

Mr. Gerraughty asked Mrs. Byerley if she thinks that he should write a letter.

Mrs. Byerley states that she didn't think that writing a letter would be a good idea because they might take it as a threat.

Mr. Gerraughty states that they have to move on from the shopping center no matter the outcome; good, bad or otherwise, and asked if they could bring it up at the next meeting.

Mr. Howard states that they couldn't take the permit away regarding the parking spaces.

Mrs. Byerley states that yes in fact they could.

Mr. Hoover states that there was enough blame to go around because of history of big changes among the Board.

Endorsement of Rock Pond Estates Plan

Rock Pond endorsement of plans 3 in favor 1 abstained because of direct abutter, Mrs. Byrne.

Whispering pines Bond reduction

Mr. Gerraughty makes a motion to grant the Bond Reduction for Whispering Pines.

Mr. Hoover Seconds

4-0 in favor

Vouchers

Mr. Gerraughty makes a motion to pay the 18 vouchers.

Mr. Hoover Seconds

4-0 in favor

Mr. Gerraughty makes a motion to adjourn.

Mr. Hoover seconds.

4-0 in favor

Meeting adjourned 10:17p.m

~*~Minutes Approved September 14, 2005~*~