

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

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

Absent:

Meeting called to order 7:09 PM.

Discussion

Affordable Units-Beverly Drive and Middle Street

Mr. Sterio passed out communication, and asks the Board if the permit can be modified, to establish a difference in price. The house can be sold for \$208,320.00

Mr. Gerraughty states that he thought that from last meeting that Mr. Sterio was going to keep the difference in the price, but this would not happen until after the next lottery entry.

Mr. Sterio states that if the last person on the list doesn't take it then he would keep the difference.

Mr. Sterio states that the last number on his list is 7

Mrs. Horovitz states that she is also on the list and she is number 11.

Mr. Gerraughty updates Mrs. Sachs.

Mrs. Sachs states that the number 6 person is interested.

Mr. Gerraughty states that if all of the 11 applicants pass on the house then there is no objection to sell and put some of the money into the account.

Mr. Howard asks who the house will be sold to.

Mr. Gerraughty answers fair market buyer

Mrs. Sachs states that it isn't the intent of the home at all.

Mr. Gerraughty states that he doesn't want to see this be drawn out anymore.

Mr. Hoover asks if there are 7 or 11 people on the list.

Mr. Sterio states that he only got a list of 6 or 7 but, also states that there needs to be another solution to the problem, of people not getting the house.

Mrs. Byrne states that if you get ten homes you need to give one back to the Town of Georgetown.

Mr. Sterio states that their expectations weren't met

Another Member of the Task Force states that some reasons were condition problems that they thought were unsafe.

Mr. Gerraughty asks Mr. Howard to comment on the housing unit

Mr. Hoover wants to ask the Task Force for their opinion

Mrs. Sachs states that it is not a good incentive for them and in the past it has not been favored.

Mr. Gerraughty states that he wants to see all eleven gone through.

Mr. Hoover states that he would like to let the process play out and he doesn't know how he feels about it.

Mrs. Byerley states that she wants to know the value

Mrs. Sachs states that they don't use a fair market value

Mr. Gerraughty states that your calculations are based on bedrooms and bathrooms

Mrs. Sachs states that it is based on just bedrooms

Mr. Sterio states if you go to a fair market value there will be a full price and they don't know if it was a fair market value that they paid for it.

Mrs. Byrne states that if there is a bank appraisal done on it there must be value for it.

Mr. Sterio states that he doesn't know if they paid fair market value.

Mr. Sterio states that he wants to be on the agenda April

Mrs. Byerley states that he can be put on for the April 13th Meeting.

Mr. Gerraughty asks can we try and see who is still interested in the house.

Beverly Drive

Mr. Longo Jr. states his name

Mr. Gerraughty states that there are some problems with the house and its safety.

Mr. Gerraughty states that there is a list that needs to be done because it seems to be stagnated.

Mr. Gerraughty states that there was a home inspection done on July 7, 2004 with marked issues

- 1) Jacks
- 2) Doors
- 3) Bathroom floor

Mr. Longo Jr. states that the lead paint test has been done and the house has passed.

Mr. Longo Jr. states that there was an asbestos test and it will take 4 to 5 days to get the results back. The results should be back by March 14, 2005 the test takes 10-20-samples.

Mr. Gerraughty asks if the results will be back by the 20th

Mr. Longo Jr. states that he went through the house with his carpenter and can put a closet in the hall way.

Mr. Gerraughty asks if everything will be done by this carpenter

Mr. Longo Jr. states yes

Mr. Longo Jr. states that the laundry can be installed, but they would use a stackable because there is not enough room for a full size one and this wouldn't take away from the garage.

Mr. Gerraughty asks if the carpenter is scheduled for next week

Mr. Howard states that there is only one access through the living room.

Mr. Gerraughty asks if the electrical and inspection is done on the wood stove and chimney

Mr. Gerraughty states the he just wants to get one final list and put a time table with it.

Mr. Gerraughty asks if Mrs. Byerley can make a list

Mrs. Byerley states yes

Mr. Howard states that he thinks Mr. John Longo Jr. will have to lift the house to find out about the frost protection.

Mr. Longo Jr. states that they have excavated in some spots

Mr. Gerraughty states the he just wants a punch list and move on in the shortest amount of time.

Mr. Longo Jr. states the he will find out about the stackable.

Mr. Howard states that Mr. John Longo Jr. just needs to put it in some place so it can be used year round.

Mr. Longo Jr. explains to Mrs. Lowell that they would be framing a new place for the washer and dryer.

Mr. Howard states that Mr. John Longo Jr. needs to put a door on the den and that the installation is upside down

Mr. Gerraughty states that the list will be given out to himself, Mr. Longo Jr. and Mrs. Horovitz

Affordable Housing Task Force

Mrs. Lowell states that she wants the inspector involved

Mr. Gerraughty states that his inspector gives him a good list.

Lou states that some of the things they have seen have been wish items, they just want see codes or safety lists.

Mr. Gerraughty asks if they can have one person that they can train and have only one report.

Mrs. Sachs states that yes that would be fine.

Mrs. Sachs states that the home inspection came back with 55 things and they only want to see 20 things done.

Mrs. Lowell states that she thinks they should have a house and a list before the lottery is done

Beth states that they might want to hold on to more than one lot

Mrs. Byerley states that they have to make sure that it is either on site or offsite.

Mr. Gerraughty states that they are going to be increasing what they are holding back to get what they need done.

Mrs. Byrne asks what the benefit of the bargain is.

Lou states that off site is cheaper.

Mrs. Sachs states that they like the idea of brand new construction.

Mrs. Byrne states that there has to be a one shot deal.

Mrs. Byrne asks if it is possible to get a team effort and agree on an inspector.

Mr. Howard states that they wouldn't need to all go into the house together, but they could go one at a time and put together a list.

Mr. Gerraughty states that Mrs. Byerley said that there should be a list and a specific time to get it done

Mrs. Sachs states that ideally it would be done before the lottery.

Mrs. Lowell states that the less lot size the more house size.

Mrs. Byerley states that they can't determine there house size, and that they just need to met the set back

Mrs. Sachs asks if there is anything else they need for the process.

Mrs. Sachs asks how much does the Planning Board want to be involved

Mr. Gerraughty states that he doesn't want to get involved but he will give Mrs. Byerley his input.

Mr. Hoover states that the most important thing is the building inspector and everyone with the home inspector needs to make a list.

Mrs. Lowell states that there are 51 units at Parker River Landing

Mrs. Sachs states that there is a Parker River Landing meeting for March 30th and it is all going well.

Mrs. Byerley states that all of the residents have to over 55 years old.

Public Hearings 7:30 p.m

Carleton Drive-Site Plan Approval

Mrs. Byerley states that at the last meeting there was a list that needed to be added to the plans as well as 33 feet.

Mr. Hoover states that the buffers also need to be added

Mrs. Byerley explains the plans.

Mr. Hoover states that the large plan has a clear message showing landscape instead of the gravel.

Mr. Hoover asks if they can make it clearer.

Mr. Howard asks if there is any more tree cutting to be done?

Matt states that no it is pretty much done.

Matt states that the only additional tree cutting is in the gravel storage area.

Mr. Howard states that he wants to know if as of now how much more it is going to change.

Matt states that there is not that much, there is a little in the front and in storage area.

Mr. Gerraughty asks if they can get the sign layout, because it only says name and logo

Mr. Hoover makes a motion to close the public hearing

Mrs. Byrne seconds

All in favor 4-0

Mrs. Byerley asks if they want to restrict it from traffic and add sign to limit traffic flow over the curb.

Mrs. Byerley asks if they want a restriction on the height and color.

Mrs. Byerley states that there are waivers that have been requested

Mr. Hoover makes a Motion to approve site plans as amended

Mr. Howard seconds

All in favor 4-0

Whistle Stop-Preliminary Subdivision Plan

Mr. Pullets presents preliminary plans to the Planning Board.

Mr. Graham reads off of his review and states what problems he has with the plans.

Mr. Graham states the he recommends the applicant withdraw.

Mr. Pullets states that he disagrees with Mr. Graham

Mr. Pullets states that their plan is a standard preliminary plan.

Mrs. Byerley asks why there are going to be two cul-de-sacs.

Mr. Pullets states that they wanted to show they have plans to move on.

Mrs. Byerley states that they have the frontage and lot size and that this isn't a normal preliminary plan

Mr. Graham states that he doesn't understand it?

Mr. Pullets states that there will be a site plan and a lot plan, but they want to start with the Board.

Mr. Pullets states that they want to have a discussion with the Board and see what they are looking for.

Mr. Hoover states that he strongly agrees with Mr. Graham and suggesting that the applicant withdraws.

Mr. Howard states that he needs to think about this

Mr. Howard ask building on a hill, how does it affect the people around the building and drainage

Mr. Pullets states that there is good soil and they are planning on using a community septic system.

Mr. Pullets states that they would be providing storm drainage

Man from audience states that he is worried about the beavers and damming

Man From audience states that then the water will be backed up and the service water would add up to about 4 feet high.

Mr. Howard states that he saw the 1997 flood.

Mrs. Byrne states that there is just too much water

Mr. Gerraughty: states that he agrees with Mr. Graham and they should withdraw until more information is given

Mr. Pullets asks if they can ask for an extension and not withdraw.

Mr. Hoover states that there is a whole slew of ordinances that will come into affect and everyone is going to end up going backwards.

Mr. Gerraughty states that they would like to see final plans in front of them

Mr. Gerraughty states that this is a waste of time and they are just taking steps backwards

Mr. Gerraughty states that they need to withdraw and come to us with all the information.

Mr. Pullets asks if they can come back to the Board to see what the Board wants and doesn't want.

Mrs. Byerley asks Mr. Graham how much did he look at this plan.

Mr. Graham states that the appropriate thing to do would to get as much information with the site plan and ask for drainage plans.

Mr. Hoover states that there is cultural heritage on this site and that is just as important.

Mr. Pullets states that they would like feed back

Mr. Hoover states that he is looking for the big picture.

Mr. Gerraughty asks about the filing.

Mr. Pullets states that they just wanted to start the discussion

Mr. Gerraughty asks if they would want to withdraw.

Mr. Pullets states that it is not his decision.

Mr. Gerraughty asks if they would like to wait two weeks.

Mr. Pullets states that yes he would like to wait two weeks

Mr. Hoover makes a motion to continue until March 23rd

Mrs. Byrne seconds

All in favor 4-0

Whispering Pines Bond Reduction:

Mr. Hoover makes a motion to accept the reduction \$15,755 from \$130,240.20 for a new total of \$114,485.20

Mrs. Byrne seconds

All in favor 4-0

Minutes

Board Business

MVPC Member

Correspondence:

Vouchers:

Mr. Hoover makes a motion to accept and pay the 21 vouchers Totaling \$12,294.78

Mrs. Byrne Seconds

All in favor 4-0

Any new business:

Mr. Gerraughty states that there is a meeting Thursday March 17th at 9:00 am for Town Hall

Parker River Landing Light fixtures

Mr. Hoover states that he wants to make sure that they're the approved light fixtures.

Mr. Hoover States that he doesn't want them to be as intense as the lights in the back.

Mrs. Byerley asks if the Board would like her to send a letter stating it is okay.

Mr. Gerraughty states yes he would like for her to contact them.

Meeting adjourned 10:57 p.m

Upcoming Meetings:

March 23, 2005

Deadlines: Carleton Drive- Site plan Approval- March 31st ,2005

~*~ Approved October 12, 2005~*~