

MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
May 25, 2005
7:00PM

Present: Tim Gerraughty, Chairman; Rob Hoover, Tim Howard, Janet Byrne, Jack Moultrie, Larry Graham, Technical Review Agent & Inspector; Tama Spencer, Administrative Assistant

Absent:

Meeting called to order 7:09PM.

Discussion 7:00 p.m.

Community Development Plan - Master Plan

Jack stated that there isn't enough to bind.

Rob stated some stuff from the Emails

Jack knows that they want to meet with us.

Rob would it work to have the p.b send out a letter

Georgetown Shopping Center Parking Layout

Jack is recusing himself from this project

Richard lappin- explains to the board that there is going to changes made to the parking lot for the turning radious for trucks.

Rob- can you point out what is you thought it was and what tit really is

Man- we are trying to determin where the parking is

Lappin- we thought that there was parking up against the island.

Man—the porp. Change is to maintane the parking and we would remove and then extened the fire lane...and this would -----

Tim G- has a copy been sent to the fire board.

Rob- do you need anything else that you need from the appl. To help you make your decision.

Fire-----

Jim- this is the first time we have been informed

Rob- this is all new to you?

Jim – yes we just got this tonight

Lappin- after the last meting they expressed a concer with the parking

TimG-0 I would like see stuff from the fire and something from Jim and Aruther

Tim_

Jim- this doesn't reflect any of our things.

Rob- if

Tim G we are going to go with the original Plan

Rob- I ask of you to please put the two trees...it is an easy and straight forward.

Lappin-

Rob-

Jim- I don't agree with this layout

Continued Public Hearings

114 Jewett Street- Site plan Approval:

Ken Kumph- states his name and what he would like to do with his building.
He is not working with rebecca's bakery

Marty- reviews over Larry's inspection report but is still asking for a report. Waver for parking.

TimG – is there still 18 spaces?

Marty- we have gained one there is now 19. we are going to put it n???????? there

Tim- it will be 85 plus or – feet?

Marty- Yes.

There is going to list all of the numbers and request from Larry.

Tim G-----

Jack -----the ADA

Ken Kumph-----I would be happy to put up a sign for this

Rob- just wants to clear that there shouldn't be new plans presented...

Marty-

Rob-

TimG- we are going to take.....

Janet- how many feet from the building is the dumpster

Marty- like 1 foot

Fire Chief- it needs be at least 10 feet

Marty-

TimG-

Jack- will have to go and look at it

Marty- Landscaping-

Rob- will they have to maintain ?

Jack- yes

Ken---

Marty

Fire chief- working fire alarms, sprinkled, ect.

Ken- Water Department,

Jack-

Larry- Wavers; non conforming set back requirement; lighting calculations.

Jack- well if there is

Rob- can you just show me where the lights are around the building.

Ken- refers to the map and shows where each of the lighting is located.

Rob- light trust passing, flood lights if you could try not to use them

Larry;c3, traffic study, drainage-

Marty- Septic

Ken-

Jack- is it going to go over near the housing....

Ken- it is going to be a repair not a relocation.

Rob- asks larry to explain the -----0-----

Larry-----

Jack----

Rob- resurse the right to review the plans and not comment until he reviews the prested plans

Ken- describes the person who is going to be using his building “ Tec Distrubuting” if I need a requirement for

Rob makes a motion to contiune to the hearing for 114 jewett street to june 22, 2005
Tim H seconds-
4-0 in favor.

1 Union Street- Site plan Approval

rob makesd as motion to contiutune until june 22
Jack seconds
3-0-1 requested.

Public Hearings 7:30p.m.

The Meadows ISH--- Jack makes a motion to wave the reading of the -----

Rob seconds

4-0- all in favor

Tim G- gives the overview.....

Howard Spicer- presents the plans.... This isn't a new projects this was orgiagonal a 25 unit -----we tried to make some major changes-----givin the traffic on 133 that the entrence wasw moved to true lane. Our entrence is -----the detail ----RB and RC we found that when john and brett that they wouold like to be closer to 95 on thing to note is givin the note the new conector road the state predicted that the traffic was going to decress 25% -----

Jim Mc Dowal- presnts the plans and 19 units.....each home has gerage-----three fire hidrents there is an area that -----storm drainage, there is very little run off there is little catch basins 2-3 feet deep.....

Howard- we tried to provide as much buffer than we could. It is wooded and it is going to remain wooded.....we have an infiltration basin and we are going to leave that un-----the intersection there is no kind of a safty issue. We can demarke it that ...we have been trying to meet with the neighbore

Kim Haljhdlje- Traffic trip generation. Ten vehicle am peak hour- 8 vehicle am- -----
-----low single digit numbers...based on real counts -----RT133 daily ----- to 95 ---
--away 95. we are talking single digits, we have a stop -----there are too many covers-
-----I don't really know what this is all about but the people really don't
like what this guy is saying there is a lot of shaking heads in the crowd.

Jack- you used the----- what did you use for actual-----

Kim land use 220

Tim H- is there going to be lights but in-----

Jack- yes but not until spring 2006

Tim G- you said 19 but in the report it says 17 houses

Kim- there is 17 sorry

Larry-----I missed this I was still typing what other people were saying

Larry- with low volume

Howard- reduce the number of ons and offs and I think that there is the same kind of
thiking

Jack- no comments

Rob- you have a tough site to work with I have some fundamental issues- stight away that
is 720 ft long, there isn't any concitance fto the neighborhood most of the trees there are
so close to the c0ontruction when te road goes in you re cutting off 1/2 of the trees food
resorce. Dencity; when I look at ----- whishpering pines blah blah....noting with the
concernces of the neighborhood. Lighting and planting plan assumeing that this is going
to continue...165-79----- c and d do not pass the special permit test.

Janet- would like to look at 165.

Tim H- rob covered everthing I wanted to say

Javck- I don't think there is much of anything we can talk about until.

Rob Hollay- repretns the 17 families.....each unit was going tohave a two car garage.
Traffic study talks about looking at other sites there is no way for this board to -----
because we don't know what we are comparing it too. If you just look at the sher
numbers 34 veichles in the 17 homes.....with the 19 there is 38 cars. Older doesn't mean
less trips. The location the 3entence and exit to true lane. It is fine for them to say that

it would not effect the traffic on truelane. As you look at this the berden -----not on the people...too dence and too many units is the people concerin

Martha- I have the same problem as rob they are way too close and the units how far way are they from the maniouir pail. The smell and ----- not satified

Old man- says the lady with the poop pushes it out into the street

Tammy Mitchell- follyage we moved from big city to see that

Howard- it is miss reading to concluded that a development of this type is not keeping with the caracter with the neighborehood and the by law ----- it doen't mean that-----
- I understand the concen that people have it is a development that ----- the dencity issue unless it is linked to a different issue.....not because it is going to effect traffic issues-----we can address issues drainage...we believe that we have decreased -----
-----1 true lane there is also a break -----it is not a lot different in that sence. Use of trip -----for this type of housing-----single family.....we have-----I hope that the tape recorder got all of this. You don't have 4 people to a home. It does make perfect sence-----

Jack- all do respect I don't agree this is by.....to compare it to 1 true lane but the town was gaining a tremendance amount of land-----I know what goes on here. I don't agree that if this isn't in best intrest to the neighborehood tghen it is not going to fly with this borad member.

Howard- but ifr you take that

Jack- the number just doesn't sound right what is acceptable yto them and what is acceptable to me is different

Rob- I just put that in the table. As far as density I was talking about -----that is a reflection ofjustg wanted to get the recond stright.

Tim G- get plans to larry

Larry will take about 3 weeks

Jack makes a motion to contune the hearing until july 13, 2005

Rob – seconds

4-0 all infavor.

11 Martel Way-Site Plan Approval

Rob makes a motion to wave the reading

Nancy McCann- IB presents the plans office and -----we are seeking -----
I am just going to read this

Mike juliano- presents the plans.....this is the only way to get onto the probity the bulk
-----there is about 14000sft for parking...there are emergency over flow-----catch
basins.

Nancy macann abutters ink Co.

Jack-nothing

Rob- general comment: this is a project that is maxium this site is pushed to the max-----

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Mike- inregards to that they are looking at the 25 foot no rdj-----

Rob- what you could do if you building is smaller than you area going to have to
convince me that you need every inch of that pavement

Tim G-----

Tim H there wont be any equipment parked on gravel?

Mr. Ricci- no

Janet- are you sure that you need all of the that space.

Mr. Ricci- yes there are things that we need that

Jack

Tim H—just trying to invisision what they are.

Nancy- do you have any comments from anyone else.

Tim G- fire deparpent you can have mine if you don't mind scribbles

Nancy- can I have that please

Jack—short history it is not a town street so some of the structures sticking up....i just
wanted you to know about it

Mike- I would be

\Larry – 2 weeks maybe

Jack makes a motion to contiune the public hearing until june 22, 2005

Tim H seconds

4-0 in favor

Minutes

February 9, 2005

Rob Makes a motion to except the minutes for February 9, 2005

Tim H Seconds

3-0-1 obstinated in favor

February 23, 2005

March 17, 2005

Board Business

MVPC Member

Correspondence-

Towerhill

Larry- tough time reviewing plans -----there is a ton of water on the hill.....relocate it....can the board grant a waver...osrd.....

Rob-

Tim G

Rob- go into the town and just become aware of it.

Jack-

Tim G- with the osrd they still w9ould have to cut into the hill

Larry- yes

Larry presents plans about what to do with then hill.

Rob-

Tim h-\

Rob-

Vouchers

7

Rob Makes a motion to pay all seven vouchers totaling \$1,620.00

Jack Seconds

4-0 in favor

Any new business

Meeting Dates

Board Reorganization /Tim Gerraughty Chairman / Rob Hoover Vice Chairman/ Clerk

Jack makes a motion to appoint rob hoover for Vice Chairman

Tim H seconds

4-0 in favor

Jack makes a motion to appoint janet as Planning Board clerk

Rob seconds

4-0 in favor

rob makes a motion to make tim G sure out his term.

Rob seconds

4-0 in favor.

Rob makes a motion to authorize jack to sign off on occupancy permit

Tim H seconds

4-0 in favor

Any unresluded business:

Kopelman and page requesting railm raod ave if the planning board if we are required to have a public hearing for someone who is suing us.

Parker River Landing- what is going on... if it is different from what has been approved should we make an issue? People just drive by

Issority bond signed- for rockpond resterant.

Longo for affordnabile unit raymonds creek

Asso. Position- try and get a joint meeting with selectmen what ever they would like

steve delainie....call tim G

Upcoming Meetings:

June 8, 2005

June 22, 2005

Deadlines: Blueberry Lane Definitive Subdivision-July 2, 2005

1 Union Street-Site Plan Approval-June 30, 2005

Railroad Ave-Definitive Subdivision-July 28, 2005

Jack makes a motion to adjuned

Rob seconds

4-0