

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
July 27, 2005
7:00PM**

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

Absent: Christopher Rich.

Discussion 7:00pm.

Millennium Engineering

Mr. Moultrie states the concerns of the applicants and the Board with the Millennium inspections.

Mr. McGrath states that he has two correspondences dated December 10, 2004 stating that there was minimal work being done at some of the sites. Mr. McGrath states that he then spoke with the Town Planner at that time, Jacki Byerley, and she requested that he visit at least once a week throughout the winter and on as needed issues such as drainage etc. Mr. McGrath states that on January 11, 2005, they wrote a letter back to the Town Planner that they will visit throughout the winter. Mr. McGrath then presents the two letters to the Board.

Mr. Moultrie states that with all due respect he doesn't understand why Mr. McGrath would be out there when the site is 95% done.

Mr. McGrath states that it was the decision made by the Town Planner

Mr. Moultrie thanks Mr. McGrath for coming in and looks forward to ironing out this problem.

Littles Hill

Mr. Moultrie states that he would like Mr. Spear to explain what is before the Board.

Mr. Spear presents the request by the neighbors Mr. and Mrs. Tolman about stopping the sidewalk at their driveway and basically using their driveway as a handicap ramp.

Mr. Moultrie states that this is not going to be a town accepted road.

Mr. Spear states that yes this will not be accepted.

Mr. Graham presents his concerns to the Board.

Mrs. Tolman states that her concerns about her driveway being a hill. Mrs. Tolman gives her plan to the Board.

Mr. Moultrie asks if there is there only single sidewalk.

Mr. Spear states yes.

Mr. Hoover asks what is proposed in the middle of the island.

Mr. Spear states that there is just landscaping.

Mr. Hoover asks what would happen if you crossed over the cul-de-sac.

Mr. Moultrie states that Mr. Hoover has a good point. Mr. Moultrie asks where the utilities are.

Mr. Spear shows the Board where the utilities are on the plans.

Mr. Moultrie states that the Board will take this under advisement.

Mr. Hoover asks about the sign and asks if it is a unit block wall construction.

Mr. Spear states yes.

Mr. Moultrie asks what number occupancy permit he is on

Ms. Spencer states that he is on 23

Mr. Moultrie states that the Board will try to work with him in anyway they can.

Continued Public Hearings 7:00 p.m

Railroad Avenue

Applicant requests extension of time to August 31, 2005. Extension granted.
Board votes to continue Public Hearing to August 24, 2005.

11 Martel Way

Discussion of design issues amongst the Board. The Board asked for a letter from the Fire Chief, a detail on the retaining wall, the color of the building (to be dark green or rust – applicant receptive to Board's preference), letter from Water Department, the tree buffer behind the building and potential conflict with Conservation Commission

regulations for no-disturb within the wetland buffer zone, methods of protecting existing tree buffer to Route 95. The public hearing was continued to August 24, 2006.

Georgetown Shopping Center

Planner asks that underground roof drainage be shown on the as-built plans. Board directs applicant to paint fire lane and parking stripes as per Site Plan Order of Conditions. Striping will be put on neighbor's property (Rauseo) as per plan and as per agreement between abutters. Abutter Mr. Rauseo expresses that he has had no objection to the striping. Abutter requests the exchange of agreed-upon easement for parking. Disagreement between applicant and abutter with regards to number of parking spaces to be exchanged and permissions granted with regard to completing fire lane between the properties. Board directs Planner to write letter to the Building Inspector stating that Site Plan Approval has been granted subject the completion of the fire lane striping prior to issuance of an occupancy permit. Board votes all in favor to approve the final Site Plan Review.

Parker River Landing

The applicant has an original surety of \$2.8 million. Mr. John Engdahl of Pulte Homes requests a reduction in the bond to \$706,000. Board votes all in favor of the reduction.

Tower Hill

The applicant has requested a continuance of the Public Hearing. Planner notes the expiration of time for a decision to be July 28, 2005. Board votes to deny subdivision as submitted if the Town has not received a request for an extension of time by 8/3/05. Board votes to grant a request for extension of time to September 30, 2005. Board votes to continue the public hearing to August 10, 2005.

Board Business

Correspondence: Board asks Planner to respond to Mr. Smolen's letter regarding Forest Street drainage.

Vouchers: Board votes to pay twelve vouchers totaling \$3,593.74.

Meeting Adjourned.

Minutes Approved 07/12/06