

**MEETING**  
**GEORGETOWN PLANNING BOARD**  
**Memorial Town Hall**  
**Third Floor Meeting Room**  
**August 24, 2005, 2005**  
**7:00PM**

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

**Absent:**

**Meeting called to order 7:07PM.**

**Discussion**

4 Crescent Meadow Lane-Modification to Subdivision no-cut zone Lot 2A

Mr. Moultrie explains to the Board about the location of the property

Mr. Moultrie States that he doesn't know if they need a formal consents because they are not altering the buffer zone they are just including it

Mrs. Buck states that the home owner is allowed to cut within the no cut zone with the approval of the Planning Board.

Mr. Hoover makes a motion to approve the selected pruning and clearing for 4 Crescent Meadow Lane submitted document titled recitation of Planning Board designated no cut zone

Mr. Rich seconds

All in favor 5-0

38 Beverly Drive- Affordable Housing

Mrs. Lowell states her name and explains that the last time they met with the Board was in March.

Mrs. Lowell states that Mrs. Sachs resigned as chairman of the Task Force.

Mrs. Lowell states that she is just trying to get this moving and get the resident into the home and states that they would just like to know where the house stands and what they need to do

Mr. Moultrie states that after the Board accepts the property as being acceptable, it would usually go back to the Task Force, however there are some issues with the building

Mrs. Lowell states that there are some issues with the foundation, drive way, and now there is a problem with the retaining wall.

Mrs. Buck states that she went out to the site earlier today and found that the wall is all crumpled in the back.

Mrs. Buck states that the property really needs to be cleaned up

Mr. Moultrie asks if Mr. Brett is familiar with this situation.

Mr. Brett states that he is not familiar with the wall, but as a request from the Board he and Mr. Howard went out and look at the property.

Mr. Brett states that he made up a report and turned it into Mrs. Sachs.

Mr. Moultrie asks if the wall was an issue when he and Mr. Howard.

Mr. Howard states that there was snow on the ground.

Mr. Moultrie asks if in general over all was the house in reasonable condition

Mr. Brett states that no it is not in reasonable condition.

Mr. Moultrie states that the report wouldn't have come back to this Board.

Mr. Brett states that Mr. Gerraughy requested it.

Mr. Moultrie states that there was a time period he wasn't here.

Mr. Howard states that they both went out there independently and came up with their own reports with a list of deficiencies.

Mr. Howard states that he turned his into Mrs. Byerley.

Mrs. Lowell states that she didn't ever get a copy of the reports

Mr. Howard states that he can get a copy of the report to Mrs. Lowell

Mrs. Buck states that she would like to work with the Task Force, but she thought it would be helpful if the Board found out where the list went to Mr. Longo or where he stands with did he receive a list, is there a punch list somewhere.

Mr. Longo states that the list was generated from the home inspection report so that was what they were working from.

Mr. Longo states that there were some major issues such as a new roof.

Mr. Longo states that the large things have been completed and they were moving along with the list

Mr. Longo states that he didn't receive a copy of the reports that Mr. Brett and Mr. Howard wrote.

Mr. Longo states that when Mr. Brett and Mr. Howard went out someone suggested that there should be a full foundation under the house so this was contrary to the initial list

Mr. Howard states that it was left at that Mr. Longo was to hire a foundation contractor to dig test holes.

Mr. Longo states that the message did not get back to him

Mr. Howard states that the message got back to his son; Mr. Longo Jr.

Mr. Longo states that his son verified that there was footings and frost protection.

Mr. Howard asks about the bathroom floor.

Mr. Longo states that the bathroom floor needs some new plywood and a new door, just minor things

Mr. Longo states that those minor things were on the original list and he did not have a problem fixing anything that was on the original list, but when it got into people saying he should put a whole new foundation in, then he had a problem.

Mr. Hoover asks Mr. Howard to verify that there was a public hearing on all of these issues before.

Mr. Howard answers yes

Mr. Moultrie states that he is going to have the Building Inspector review it and whatever he says goes.

Mr. Howard suggests that he, Mr. Longo and Mr. Brett go to the home together to look at everything.

Mr. Brett states that if this should happen again that the home should not be camps converted into homes.

Mr. Brett states that there is too much work for the people to do with their limited incomes.

Mr. Moultrie states that this is going to be left at Mr. Long, Mr. Brett, and Mr. Howard going to see the home Saturday.

Mrs. Buck states that she would like to meet with the Affordable Housing Task Force about setting up a trust.

**Continued Public Hearings 7:00 p.m.**

Railroad Avenue – withdrawal without prejudice

Mr. Rudolph states his name and explains that he is withdrawing without prejudice and resubmitting.

Mrs. Buck states that she will stamp the application in with the Town Clerk tomorrow.

Mr. Moultrie explains to the Board why they are withdrawing with out prejudice, and it is customary to wave any fees because of the Boards resignations and appointments of new members.

Mr. Rich asks if there is a traffic study

Mr. Rudolph states that there is one that will be given at another time because they are having it updated.

Mr. Rich asks pending the update is there a reason why the Board can not use the old one

Mr. Rudolph states that they would rather if the Board just waited until the updated one comes in.

Mr. Graham agrees.

Mr. Moultrie makes a motion to allow Prism Realty Trust LLC to withdraw previous application with out prejudice and to resubmit and wave the fees at a new hearing date to be determined by the Town Planner

Mr. Rich Seconds

All in favor 5-0

The Meadows - ISH Special Permit application

Mr. Longo states his name

Mr. Spicer states his names and tells the Board that he represents the developer Mr. Longo.

Mr. Spicer presents the Board with new plans and explains how he and Mr. Graham have made changes to the original plan.

Mr. Moultrie asks Mr. Graham if he has looked at this configuration

Mr. Graham states that he was the one who drew it

Mr. Rich asks how many units were originally presented

Mr. Spicer states that there where 24 units

Mr. Howard states that he is pleased that the triplex went away

Mr. Spicer states that they addressed an issue, which was expressed with the bulk of the buildings.

Mr. Spicer states that there was another concern of the Board and that was the closeness of the road to trees.

Mr. Howard asks if there is an issue with the roads being too close.

Mr. Spicer states there is no issue with distance.

Mr. Moultrie states that the entrance and exit will not be approved by him as a Board member

Mr. Moultrie asks what they are going to be doing about the sidewalks.

Mr. Longo states that they would only continue the sidewalks to the end of the development.

Mr. Longo states that he would like to hear from the neighbors.

Mr. Howard asks that is this development is not worth doing at 16 units he would be curious to know the numbers

Mr. Moultrie states its not rocket science and anyone could figure it out.

Mrs. Buck asks how many will be affordable homes

Mr. Longo states that there will be 2

Mr. Hoover asks Mr. Graham how he came up with the number 16

Mr. Graham states that he started with the layout of the land and tried to fit the units in based on the land

Mr. Hoover states that he would like to hear a little bit more on the intersection at RT.133 and safety issues if there are some.

Mr. Moultrie states that the way people speed on RT.133 someone is bound to get killed.

Mr. Hoover states to Mr. Longo that this is a huge improvement and he supports the concept one hundred percent.

Mr. Hoover states that he would have a hard time approving more than 16 units.

Mr. Holloway states his name and states that he represents the neighbors.

Mr. Holloway states that if this plan is submitted without an access on to True Lane and with an exit and entrance on to RT.133 would be acceptable.

Mr. Moultrie states that the reason why he objects to the exit and entrance onto RT.133 because the Tenney St. intersection is going to become a full blown signal intersection eventually.

Mrs. Danielle states her name and states that she is very concerned with how this is being presented to the Board tonight with the “If this” and “If that’s”

Mr. Moultrie states that there is no decisions being made tonight and that this is just a presentation.

Mrs. Endicott states that she has not been contacted and states that this development does go with the rest of the neighborhood.

Mrs. Endicott states that this project is just too dense.

Mr. Moultrie asks Mr. Longo if they can be contacted in the future

Mr. Longo states yes.

Mr. Moultrie states that Mr. Spicer and Mr. Longo should meet with the neighbors and explain to them the changes.

#### 11 Martel Way – Site Plan Approval application

Mr. Moultrie states the projects name and its design.

Mrs. McCann states her name and states that they have done everything that has been requested from the Board.

Mr. Knowles- States that there where some changes made because of Conservation.

Mr. Moultrie states that he was surprised by the thickness of the trees near the highway

Mr. Graham states that everything that he can see has been taken care of

Mrs. Buck states the she has the letters from the Fire and Water Departments.

Mr. Rich makes a motion to accept the plan as submitted with the appreciate conditions as prepared from the Fire and Water Departments

Mr. Hoover seconds

All in favor 5-0

### **Minutes**

February 23, 2005

### **Board Business**

Planner's report

Open Space Residential Design (OSRD) Ordinance

Rate of Development Ordinance

Mrs. Buck states that now would be the time to change the Rate of Development Ordinance

Mr. Brett states that he would like to see it change to 18 or 24

Mr. Moultrie states that he doesn't mind change it.

Mr. Howard states that it can always be changed

Mr. Moultrie states that he would rather have it be at 24

Mr. Howard states that he would rather have it be at 18

### **Correspondence**

**Carleton Drive, East West Realty Trust – signing of mylars**

### **Vouchers**

Mr. Moultrie makes a motion to accept and pay the 10 vouchers totaling \$4,344.50

Mr. Hoover seconds

All in favor 5-0

**Administrative Assistant Hours**

Mr. Hoover makes a motion to extend Tama Spencer's hours to 34 during the Planning Board meeting Weeks

Mr. Howard Seconds

All in favor 5-0

**~\*~ Approved September 28, 2005~\*~**