

**MEETING  
GEORGETOWN PLANNING BOARD  
Memorial Town Hall  
Third Floor Meeting Room  
October 12, 2005  
7:00PM**

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

**Absent:** Hugh Carter

**Meeting called to order 7:03PM.**

**Discussion 7:00 p.m**

Little's Hill Bond Reduction and Release of Covenant

Mr. Moultrie asks about the paving.

Mrs. Buck states that we should hold to the money on the top soil and a portion of the paving.

Mr. Moultrie states that the way this is coming to the Board is highly unusual.

Mr. Moultrie states that usually the Board would receive a spread sheet or a list on completed and uncompleted items from the Subdivision Inspector or Technical Review Agent.

Mrs. Buck states that she e-mailed Mr. McGrath and he said that one day when it started to rain they completed up to the next intersection, the next day when they were paving and there was some rain they felt the hot top was hot enough to move any standing water and puddles in consultation with Mr. Manter; the asphalt man they decided to continue on.

Mr. Moultrie asks the temp. of the mix when it was going down

Mr. Spear states that it was at 270 - 274

Mr. Moultrie asks if it was not compacted.

Mr. Spear states that what they did was they were going to pave the whole thing in one day but it started to rain so they decided to stop where they were.

Mr. Spear states that they had three trucks.

Mr. Spear states that Mr. McGrath checked the temp numerous times to make sure it was at the right temp.

Mr. Spear states that Mr. Manter had his workers swept where they were going to pave to make sure there was no standing water.

Mr. Spear states that they finished the three trucks and stopped for the day.

Mr. Spear states that they did the rest of the pavement the next day.

Mr. Spear states that the call that was made between Mr. Manter, Mr. McGrath and himself was that since the asphalt was there it was a heated body truck it was reasonable to continue on what they did but they stopped any more pavement from coming.

Mr. Spear states that they have inspected it numerous times, since then and they haven't seen anything because there hasn't been any frost.

Mr. Spear states that what Mr. McGrath and himself discussed was to keep 25% of the bond outstanding on that portion of the pavement and states that the pavement was  $\frac{3}{4}$  done when the rain came in.

Mr. Moultrie states that it is highly unusual to keep paving when it is raining because the chances of getting a poor compaction on the mix.

Mr. Moultrie asks Mr. Spear what they put down for a tack coat.

Mr. Spear states that the tack coat was already on.

Mr. Moultrie asks if it was washed away.

Mr. Spear states that no it was still sticky.

Mr. Spear states that it is relatively flat and that it is only a 1% or 2% grade.

Mr. Hoover asks about testing.

Mr. Tolmen states that Mr. Slomski the Chairman of the Homeowners Association states that after the sidewalks were put in there was a large amount of residual crushed stone that was left and covered up.

Mr. Tolmen states what the Homeowners Association is interested in is making sure that they grass does grow next summer and if it doesn't then maybe there could be some recourse.

Mrs. Buck states that Mr. Slomski came into the office and then she contacted Mr. McGrath and he stated the there was only three inches of loan instead of the six inches and it was because they left too high of a gravel mix.

Mr. Hoover asks how they can just add more top soil without excavating.

Mrs. Buck states that they can't.

Mr. Spear states that they got a facture and that they have already done one side of Hill Side Rd.

Mr. Spear states that they have put in 2-3 inches of loan of the bad material and reseeded and fertilized it.

Mr. Spear states that was done last week it has not popped and the grass has not shown yet.

Mr. Moultrie asks if it was hydro seeded.

Mr. Spear states that it was hand seeded because it is a grass strip

Mr. Spear states that it is the same thing that they did on Londonderry Rd and that grass has taken very well.

Mr. Spear states that the old tri- Party agreement and they have already had a bond reduction on that.

Mr. Spear states that he spoke with Mr. McGrath and he would like to respectfully suggest to the Planning Board to take that from 0 back up to 25% on all of Hill Side.

Mr. Spear states that on one section it would be \$3,000.00 added back on and on the other section it would be \$1,282.00. \$4,300.00 would be the actual price plus the multipliers

Mr. Hoover asks if the grass is growing in those sections

Mr. Spear states that in those areas it is growing very nice.

Mr. Hoover asks if Mr. Spear knows what kind of seed they used

Mr. Spear states that he does not know but it is quality seed.

Mr. Hoover asks what they would do with any erosion issues.

Mr. Spear states that is the reason they are asking for 25% out.

Mr. Spear states that a huge percent of it has taken and the vast majority of the loan is there.

Mr. Spear states that he came up with the number being 25%

Mr. Rich asks what the variance is and the depth of the top soil.

Mr. Spear states that there was 4 or 5 inches that compacted to 3 inches now they are trying to put another 3 inches which will bring it back down to 5 inches.

Mr. Moultrie states that there are several members of the Board that would like to know if you would be willing to put this off for two weeks.

Mr. Spear asks if it is possible to get the Form K on the section of the road.

Mr. Moultrie asks if he need to post something in exchange for that.

Mr. Spear states that it is in the 4<sup>th</sup> section of this bond. Exhibit D

Mr. Moultrie asks why he is going 50%

Mr. Spear states that they had gone over this a year ago and that was what they had settled on.

Mr. Moultrie asks Mr. Spear if the Board is putting him in any kind of situation if we ask him to wait 2 weeks until the next Planning Board meeting.

Mr. Spear states that he is trying to get his bills paid and it is getting tight

Mr. Moultrie asks how much the Board is holding.

Mr. Spear states that it is over \$500,000.00

Mr. Moultrie asks if it is a tri- party agreement

Mr. Spear states that yes but he can not take money out of Subdivision if he has bond money.

Mr. Moultrie states that as one member he doesn't mind releasing one or two lots but he would have a problem releasing all of them.

Mr. Spear states that if he could get it done within two weeks then that would be fine and that he doesn't want another delay.

Mr. Hoover asks about the status on the sign.

Mr. Spear states that he just got the second bid on the granite and have awarded a bid of 80% down pavement.

Mr. Spear states that the lettering will be in Times New Rome 5 inches tall saying Littles Hill.

Mr. Hoover asks if the wall will be uniblock

Mr. Spear states that the wall will not be changed there will be a large piece of granite in front of it.

Mr. Hoover asked what happened with the stone wall

Mr. Spear states that he checked with the Building Inspector and he confirmed that he is not required to get a permit.

Mr. Spear states that he is just doing this as a courtesy to the Board.

Mr. Moultrie states that he will see you in two weeks

Mr. Tolmen states that TAPE 6 inch lume....

Mr. Rich ask if the plan states

Mr.

### **Continued Public Hearings 7:15 p.m**

#### **Tower Hill- Definitive Subdivision Review**

Mr. Moultrie states that both the Town Planner and the Technical Review Agent have strongly looked at the waivers.

Mr. Neve states he represents Mrs. Baldpate who owns land and now would like to develop on it.

Mr. Neve states that he agrees with Mr. Graham and states that he really.....TAPE TAPE TAPE TAPE....he states that he tried to deal with a few issues....there is some inconsistencies with the letter from the Town Planner and Mr. Graham.

Mr. Neve states that he is trying to work here with the Planning Board.

Mr. Neve states that Mr. Graham put together

Mr. Neve shows the plan that Mr. Graham drew up for him

Mrs. Buck states that she would disagree and that there is a bylaw

Mr. Hoover states that he heard about

Mr. Neve presents plans of the profile of the road.

Mr. Hoover states that you addressed the natural features part of the wavers

Mr. Neve states that it will all be fill and we could never save any trees or anything

Mr. Hoover states that the whole detention basin he doesn't see how we are giving up on that.

Mr. Neve states that nothing outside of the grading would be touched

Mr. Neve states that maybe Mr. Hoover could come out and see the site.

Mr. Hoover states that he would but the ball back in your court and you could do your own

Mr. Graham states that he has already stated everything in the letter from him.

Mr. Moultrie states why is it 40ft and not 50ft

Mr. Neve states that it is a lane.

TAPE TAPE TAPE TAPE TAPE TAPE TAPE TAPE TAPE TAPE TAPE TAPE TAPE

Mr. Graham states that the OSRD they could do it as a conservation restriction is the two getting the same .....as they would from a ....Tape and what he was hoping is that

Mr. Graham states that he did look at the grading and what grade and house elevation would be and that would save a great deal of the grading and it would be a great deal of difference compared to his plan....

Mr. Graham states that he disagrees with Mr. Neve in that the concept plan of the OSRD and the plan that has been presented from Mr. Neve are the same

Mr. Graham it was TAPE TAPE TPATE

Mr. Graham states that he doesn't think that the Board has a benefit of

Mr. Neve TAPE TAPE TAPE TAPE TAPE TAPE

Mrs. Buck states that she has a real concern is that where the OSRD.....TAPE TAPE TAPE .....do denute it and natural features.....tape would be more of a benefit to the Town of Georgetown...instead of just clear cut it

Mr. Neve states that he was designing this back in April....TAPE TAPE TAPE TAPE .

Mr. Rich states that it is ...to vote on the wavers individually because ...TAPE TAPE TAPE.....forgive me.....it is open space but it is not usable.

Mrs. Buck states that you can not use the swamp for open space

Mr. Howard asks about a 12ft. cut or a 4 ft cut

Mr. Neve explains the slope to Mr. Howard.

Mr. Hoover states that he was excited when there was so many extensions because I thought that the OSRD was taken to heart....we also make the effort ....TAPE TAPE TAPE and then that gives the applicant

Mr. Neve states that he wasn't understand of how hot and heavy the OSRD was in the town.....

Waver 1 motion to grant that waver

RH MOVED

CR SECOND

3-1 against

Grant the waver 2<sup>nd</sup>

RH MOVED

CR SECOND

4-0 against

Grant the waver 3<sup>rd</sup>

CR> MOVED

RH SECONDS

4-0 against

Mr. Neve states that he would like to continue the approval

TAPE TAPE TAPE TAPE TAPE TAPE TAPE TAPE TAPE

Mr. Moultrie states that they have a decision date of October 31, 2005

Mrs. Buck states that her question is if the board

Mr. Moultrie states that if he wants continue this another onth that's fine but he doesn't want this to keep on dragging out.

Mr. Neve states that he would like to be granted the one month continuance

Mrs. BUCK TAPE TAPE TAPE TAPE TAPE TAPE TAPE TAPE TAPE TAPE

Mr. Neve states the TAPE TAPE TAPE TAPE TAPE TAPE....WOW BUDDY EASY ON THE PLANNER>>>>

Mr. Hoover asks about people coming in here

Mr. Moultrie states

Mr. Rich states that he would like to move the motion to extent the dead line to November 30 2005

Mr. Howard seconds

Mr. Hoover states many many many.....

Mr. Neve states that he is now withdrawing he regest for an extion of time and instead make a request to withdraw without predadice.

Mr. Neve asks the Planning Board to TAPE TAPE and any resubmission fees...

Mr. Moultrie states that it could only resubmit as an OSRD

Mr. Rich withdraws if motion of fthe extention of time

Mr. Moultrie states that TAPE TAPE TAPE

Mr. Rich Moves the motion April 15, 2006

Mr. Howard seconds

4-0 in favor

### **Board Business**

Low Impact Development Information

Mrs. Buck states that she would like to prestent the Low impact Development Information

Chaplin Hills- renewal of Subdivision permit



Mrs. Buck explains Chaplin Hills to the Planning Board...their subdivision is moving along and their permit has expired

Mr. Moultrie asks if that becomes a legal problem

Mr. Rich states that there is not a problem if we have something in writing

Mr. Rich thinks that we could conditionally it is called nucprotunc ...

Mr. Moultrie asks about drainage ,....we should ask him to come in

Mr. Moultrie asks if it is

Mr. Rich Moved

Mr. Hoover Seconds

Georgetown Library- Certificate of vote

Mr. Moultrie recuses himself from the

Mr. Hoover states that they could provide the corrections

Mr. Rich makes a motion to approve the draft as amended

Mr. Hoover Seconds

3-0 in favor

Correspondence  
Vouchers

Mr. Hoover makes a motion to accept and pay the 16 vouchers totaling \$3,633.17

Mr. Howard Seconds

4-0 All in favor

Any new Business

### **Minutes**

August 24, 2005, Amended

Mr. Hoover makes a motion to approve the amendment to the August 24, 2005 minutes

Mr. Howard Seconds

All in favor 4-0

March 9, 2005

Mr. Hoover Makes a motion to Approve the minutes with corrections

Mr. Howard seconds

All in favor 4-0

**Upcoming Meetings**

October 26, 2005

November 9, 2005

November 23, 2005

**Deadlines:**

Railroad Ave- Definitive Subdivision- 45 Days: Decision by October 31, 2005

Tower Hill- Baldpate Road-Definitive Subdivision- Decision by October 31, 2005

The Meadows –SPA- Decision 75 days, by December 12, 2005