

**MEETING  
GEORGETOWN PLANNING BOARD  
Memorial Town Hall  
Third Floor Meeting Room  
December 14, 2005  
7:00PM**

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

**Absent:**

**Meeting called to order 7:13 PM.**

**Public Hearings**

**Whistle Stop Estates Definitive Subdivision**

Mr. Paulitz states his name and states that he represents Mr. Faragi. Mr. Paulitz presents plans for a 92 lot subdivision.

Mr. Moultrie asks about a treatment plant.

Mr. Paulitz shows where they are proposing the treatment plant to be on the plans.

Mr. Graham gives an overview of the project and reads the memorandum to the Board.

Mrs. Buck states her concerns regarding the report from the Water Department. Mrs. Buck states that she would like to see a yield plan.

Mr. Hoover states that Mr. Graham's review is right on track. Mr. Hoover states that this project fails his basic test of density. Mr. Hoover states he is sorry to say but, this plan is as bad as it gets.

Mr. Moultrie states that this plan needs a lot of work and they need more creativity.

Mr. Rich states that he doesn't like when people come before the Board and want the Board to design the project for them. Mr. Rich states that the Board shouldn't have to go looking for everything, everything should be brought to the Board.

Mr. Paulitz states that he would like to work with the Board and build a project they're all proud of.

Mr. Moultrie asks Mrs. Buck where she would like to go with the OSRD.

Mrs. Buck states that she agrees with Mr. Rich and she would like to see them go away and work on these plans.

Mr. Paulitz states that he would like to ask for a continuance and an extension of time.

Mr. Moultrie addresses the abutters and explains to them what is going on with this project.

Mr. Hoover states that for the record he wants to be clear that that the response is not just that the Board doesn't like it but there is a whole list of requirements for an approval that is not seen here. Mr. Hoover states that he can only hope that the applicant takes this opportunity to use the land to help inform what the design wants to be.

Mr. Hoover makes a motion to close the Public Hearing for Whistle Stop Estates.

Mr. Rich seconds.

5-0 all in favor.

Mr. Hoover makes a motion to accept the request for the extension of time to March 31, 2006 for Whistle Stop Estates.

Mr. Rich seconds.

5-0 All in favor.

### **Discussion**

#### **Meadows- Board Member request.**

Mrs. Buck presents to the Board the letter from Mrs. Endicott.

Mr. Rich states to the Board that he doesn't feel like the Horse Farm people are getting a fair say in the Meadows project. Mr. Rich states that the Board is listening to the neighborhood people because they are being represented. Mr. Rich states that an ISH this size belong out in the woods somewhere not this close to a horse barn and a neighborhood.

Mr. Moultrie states that he hopes that the Horse Farm people know that this could get a whole lot worse.

Mr. Rich states that it could a whole lot worse, but Mr. Longo should come in and show why this plan is better than the alternate.

Mr. Moultrie states that he is just sick of dealing with this project and it is putting the Planning Board between two neighbors.

Mr. Hoover states the history of the project, how long it has gone on, and the changes to the Board has caused him to have for a lack of a better word sympathy for Mr. Longo. Mr. Hoover states that he is keeping it separate from determining the merits of proposals. Mr. Hoover states that he thinks that this ISH approach is going to preserve more of the rural character of the neighborhood.

Mr. Rich asks about a buffer.

Mr. Hoover states that reinforcing a buffer is a great idea.

Mr. Moultrie states that he appreciates Mr. Rich bringing this to the Boards' attention and they have taken it under consideration. Mr. Moultrie states that Mrs. Endicott is entitled to her opinion.

Mr. Hoover states that he believes that there is a casting to the letter that could be interpreted that this was put together by Mr. Rich and Mrs. Buck. Mr. Hoover states that he was just concerned with the first paragraph. Mr. Hoover states that the meanings are great but he thinks that the Board should be careful.

Mr. Carter asks if this is public record.

Mr. Moultrie states yes.

Mr. Moultrie states that this is fine if this was done in the office.

Mrs. Buck states that it was.

Mr. Moultrie states that this letter should just be put in the file under correspondence.

### **Traffic Study**

Mr. Graham presents the Traffic Study candidates for the Meadows and recommends Dermott Kelley.

Mr. Moultrie states that he also recommends Mr. Kelley.

Mr. Moultrie states that they should speak with Mr. Longo and ask him if he has any kind of objections to Mr. Kelley. If not then the Board would proceed with Mr. Kelley.

Mr. Graham states that he spoke with Mr. Longo and he asked if Mr. Kelley was one of the traffic study people.

Mr. Rich makes a motion to appoint Mr. Kelley as the traffic engineer for the Meadows.

Mr. Howard seconds.

5-0 all in favor.

### **Railroad Avenue Subdivision**

Mrs. Buck presents the Board with the revised Decision for Railroad Ave.

Mr. Hoover states he doesn't know if the Decision clearly addresses the No-Cut Zone and visual screening.

Mrs. Lilabeth states that to put no-cut zone without defining it will kill the trees that they left there when the plantings within the no-cut zone grow upward.

Mr. Howard asks about the trimming of the bushes at the intersection with Moulton St..

Mr. Grasso states that he walked the property with the neighbor and he is fine with him trimming back the bush.

Mr. Graham states his concerns regarding:

Fire department and the island

Change the wording from lots to parcels

Mr. Danilecki states that it is okay to do grading on his property.

Mrs. Buck states that the Fire Chief would like to keep the island if Mr. Grasso changes the angle on the driveway at the cul-de-sac, which has been done. Mrs. Buck changes the wording on the plans to read parcels instead of lots.

Mr. Hoover states that the Board would want something in writing from Mr. Danilecki before any work is done.

### **Choose LSP**

Mr. Grasso states that he agreed upon having a LSP on site for random testing not to having a LSP on site for 8 hours at a \$100.00 an hour.

Mr. Moultrie interrupts and states that he would like to pull the minutes and look at the LSP section.

Mr. Grasso states that he agreed to random testing.

Mr. Moultrie asks if we need to get the minutes and proceed that way.

Mr. Grasso states no.

Mr. Graham presents three LSP he recommends.

Mr. Hoover asks what the qualifications are.

Mr. Graham states that they all don't do asbestos.

Mr. Grasso states that he would recommend Subsurface Remediation Technology.

Mr. Hoover makes a motion to choose Simmons for the LSP.

Mr. Howard seconds.

5-0 all in favor.

### **Bond Reduction**

#### **Whispering Pines**

Mr. Rich makes a motion to pass over the request until Millennium presents the correct format.

Mr. Hoover seconds.

5-0 all in favor.

#### **Forest Street**

Mrs. Buck states that they would like to hold off on the bond reduction until the end of the project.

### **Board Business**

#### **Correspondence Vouchers**

Mr. Hoover makes a motion to accept and pay the 6 vouchers totaling \$4,549.00.

Mr. Howard seconds.

5-0 all in favor.

#### **Any new business**

### **Minutes**

**September 28, 2005**

Mr. Hoover makes a motion to accept the minutes for September 28, 2005 with corrections.

Mr. Howard seconds.

5-0 all in favor.

**September 14, 2005**

Mr. Hoover makes a motion to accept the minutes for September 14, 2005 with corrections.

Mr. Howard seconds.

5-0 all in favor.

**~\*~ Approved February 8, 2006~\*~**