

MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
March 23rd, 2005
7:00PM

Present: Tim Gerraughty, Acting Chairman; Rob Hoover, Clerk; Tim Howard; Larry Graham, Technical Review Agent & Inspector; Jacki Byerley, Town Planner; Tama Spencer, Administrative Assistant

Absent:

Meeting called to order 7:08 PM.

Discussion:

Forest Street – Bond Reduction

Sean Curry states his name and states that he would like to request a bond reduction for Forest Street.

Mr. Gerraughty gives the numbers: \$382.204 to \$289.217 with a reduction of \$92.987.

Mr. Hoover makes a motion to reduce the bond

Mr. Howard Seconds

3-0 in favor

Raymond's Creek- Bond- final occupancy

Jacki states that a portion of the landscape is done and they have hired a landscaper to finish everything.

Mr. Hoover asks if the board is releasing two lots.

Mrs. Byerley states that no the board will not be releasing two lots.

Mr. Hoover makes a motion for Raymond's creek to hold in the amount of \$72,200.00 for the landscaper to authorize a town planner to sing off on finale two occupancies.

Mr. Howard Seconds the motion.

3-0 in favor

Rebecca's Nut-Free-114 Jewett Street- Site plan request

Mr. Gerraughty states that the parking is not defined and the lights are not completed and would like to see a new site plan.

Mrs. Byerley states that it should be reviewed by Larry Graham.

Mr. Hoover states that during the last discussion everyone agreed that any changes would have to come to the board.

Mr. Gerraughty makes a motion that any changes will require a public hearing.

Mr. Howard seconds

3-0 in favor

Georgetown Shopping Center

Mr. Gerraughty states that there are some issues derived from the meeting Saturday, about parking in the back.

Mr. Zamboras States that there were 6 parking spaces that they were relocated, but now they have added on and there is now 7; 18/19 foot and looked at the location and found 5 and 3 additional parallel to the fence way.

Mr. Gerraughty asks if the parking would be for employees only and if there is lighting in the back so it would be safe.

Mrs. Byerley asks if they have taken the calculations that fire and police officers will need to get through.

Mr. Gerraughty states that there would need to be signage for the fire lane.

Mrs. Byerley read the list of fire lane signs resented by Mr. Rauseo.

Mr. Lapin states that the signs would be posted on both sides of the fence for fire, one way at the bank, and the tow signs are not all up, only one is currently posted

Mr. Gerraughty asks about the parking spaces.

Mrs. Byerley states that they need to be provided as many parking spaces that were lost.

Mr. Gerraughty asks if there was an agreement made between Mr. Lapin and Mr. Rauseo on how many parking spaces were lost.

Mr. Rauseo states that their not in agreement.

Mr. Rauseo states that Mr. Lapin claims he has only lost 1 space, but Mr. Rauseo states that he has lost at least 6.

Mr. Rauseo then presents plans showing the parking that was lost.

Mr. Gerraughty asks them to work out a number together, but states that he doesn't see them coming to an agreement.

Mr. Lapin states that there is too much of a difference in their numbers.

Mr. Gerraughty states that the board will have to scale and measure it would to make it easier.

Mr. Graham states that he would suggest trying to work the corner.

Mr. Gerraughty states that he doesn't want to keep dragging this on.

Mr. Rauseo states that he is not ready to commit to a number right now.

Mr. Gerraughty states that they will not modify the Island.

Mr. Graham states that drainage in the new plan works and states that they should check the invert and it is fine. The grating works and he is satisfied to work toward a finalization.

Mr. Gerraughty states that they need to get a letter from Cit-Co stating it is okay.

Mrs. Byerley reads snow report, where the island is they don't want snow piled up over 36 inches.

Mr. Hoover asks when are all the changes enough.

Mr. Lapin states that there are always site changes that come up.

Mr. Gerraughty states that they would have to check with the fire chief with the walk way, and if there is enough room to back the truck up near the dumpster.

Mrs. Byerley reads a letter from the bored of engineers stating that an agreement on parking spaces, new plans to show where the signage is going to be located By April 7th, 2005, and that the walk way is maintained will have to established .

Mr. Hoover states that he would like them to meet with the fire chief before meeting with the board to make any changes.

Mr. Lapin states that he could either do that or present it to the board and then if any changes were needed to be made then they would redraw the plans.

Mr. Graham states that there is a letter signed by Cit-Co in Feb of 2005.

Mr. Hoover makes a motion to continue until April 13, 2005

Mr. Howard Seconds

3-0 in favor

Parker River Landing- Pulte Homes- Light Fixtures

Mr. Howard and Mr. Gerraughty state that the board doesn't have a problem with Mrs. Byerley signing off on the new plans for the lights.

Mr. Gerraughty makes a motion to adjourn to continue at 7:30

Mr. Hoover seconds

3-0 in favor

Public Hearings:

Whistle Stop- Preliminary Subdivision Plan

Mr. Pollets states his name and shares how the applicant would like to continue the public hearing..

Mr. Pollets states that the new site plans will contain the roadways, utility layout, grading, profile, utilities, drainage plans, architectural, landscape architecture.

Mr. Gerraughty states that he is trying to find what the point of discussion is.

Mr. Hoover states that he will agree with Mr. Graham and disapprove.

Mr. Gerraughty states that he will also agree with Mr. Graham and disapprove.

Mr. Pollets passes out a report and would like the board to go over the things that will be on the next plans, so the board will have an idea of what that layout will be.

Mr. Hoover states that life is busy and there is too much going on to review this and states again that he will still agree with Mr. Graham.

Mr. Hoover makes a motion to disapprove as submitted as quoted in # 3 of Mr. Graham's March 7th 2005, letter.

Mr. Howard seconds

3-0 in favor

Blueberry Lane- 5 Lot Definitive Subdivision

Mr. Hoover makes a motion to wave the reading of the Blueberry Lane – 5 lot definitive subdivision.

Mr. Howard seconds

3-0 in favor

Mr. Berry states that he represents Mr. Ford.

Mr. Berry states that he would like to request a brief continuance so that they will be able to make a complete response, and there is a chance that the bored will get another member.

Mr. Berry states that in asking for this continece we would not want a decision on this, and they would like to make a throw presentation.

Mr. Hoover states that he would like the plans to be ready Friday before our meeting

Mrs. Byerley states that she would need the plans by the Wednesday before the meeting.

Mr. Hoover makes a motion to continue the blueberry lane definitive to the April 13 2005 meeting

Mr. Howard seconds

3-0 in favor

Minutes:

Board Business:

MVPC Member

Correspondence: none

Vouchers: none

Any New Business

Whistle Stop

(Trying to get 150-160 units)

Mr. Gerraughty states that he doesn't think that was the intent of the bylaw.

Mrs. Byerley states that Raymond's creek tried and was told no.

Mr. Gerraughty states that there needs to be 20 acres of land, stating that he just wanted to throw it out there for the board to think about before they come back.

Mrs. Byerley states that the board only has 163 units left. The building is going to expire.

Upcoming Meetings:

April 11, 2005-Warrant Articles

April 13, 2005-

Deadlines:

Whistle Stop Preliminary Plan- April 2, 2005

Blueberry Lane Definitive Subdivision- July 2, 2005