

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
April 13, 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 7:09 PM.

Discussion

Middle Street- Affordable housing unit

Did not attend the Planning Board Meeting April 13, 2005

Georgetown Shopping Center

Mr.Gerraughty states the fire department okayed the 8 parking spaces.

Mr. Gerraughty states that there is now an issue with the drainage and the puddles.

Mr. Graham states that the 3 to 4 foot puddle is not a concern at this point and they have plans to repave.

Mr. Graham suggested the puddle would be filled in.

Mr. Gerraughty states the drainage issues should be with Cit-Go

Mr. Graham refers to the plans and shows that board what they plan on building

Mr. Gerraughty states that they are going to go with the original plans.

Mr. Gerraughty states there is a parking spaces issue being where they are going to put up signs and with the approved verbiage.

Mr. Howard asks how they will know if there are trespassers

Mr. Lappin states he has certain rights as a land owner to use signs and states that he doesn't think that they want to alienate people shopping at the shopping center.

Mr. Howard states he also doesn't want to alienate people.

Mr. Rasseo states he wants the signs up that he has presented.

Mr. Gerraughty states he wants to know if there is any landscaping.

Mr. Rasseo states he would like to know if he can be shown where the 8 parking spaces are and respectfully disagreeing with the Fire Chief with having enough room for all of the vehicles.

Mr. Hoover asks if the 4 foot walking lane will be addressed and maintained.

Mr. Hoover asks if they will be able to put new grass down in the spring each year.

Mr. Lappin states that they are planning on keeping it maintained

Mr. Gerraughty states that we don't have the authority to make a decision on parking spaces; we can only guide you to a decision.

Mr. Rasseo states that he understands.

Mr. Gerraughty asks if everything will be done the next time we meet.

Larry states that he is going with point 1 and it is substantially complete.

Mr. Lappin states that the island is incorrect and is going to be extended.

Mr. Lappin states that the walkway may be slightly different from what is on the original plans.

Mr. Gerraughty states that he didn't have an issue but other people did and that will be rebuilt to the original island.

Mr. Gerraughty states that he is fine with fire access and that they will meet one more time with the final As-Builts.

Mr. Lappin states that they are going to do anything that the board asks of them.

Mr. Hoover makes a motion to continue until May 25, 2005

Mr. Howard seconds

3-0 in favor

Chaplin Hills- Transfer of Surety

Mr. Depalmer states his name and states that he would like to transfer the letter of credit to John W Jones.

Mr. Gerraughty checks with Mr. Hoover and Mr. Howard to see if they have any questions.

Mr. Hoover makes a motion to release the letter of credit in Depalmers name of \$250,000 and replace that with \$243,000 bond.

Mr. Howard seconds

3-0 in favor

Continued Public Hearings

Blueberry Lane-5 lot Definitive Subdivision (Continuance until May 11, 2005 requested)

Mr. Hoover makes a motion to grant the continuance to Blueberry Lane-5 lot Definitive Subdivision to the May 11, 2005 meeting.

Mr. Howard seconds

3-0 in favor

Public Hearings

1 Union Street- Site Plan Approval

Mr. Hoover makes a motion to wave the reading of the Public Notice for 1 Union Street.

Mr. Howard seconds

3-0 in favor

Mr. Maccaro states his name and states that he bought the building and wants to move it to the new location as a Century 21 building.

Mr. Maccaro states that because it was changed from public to commercial the septic was already put in and he is just trying to make it look better.

Mr. Maccaro states that he is requesting a waiver of engineering, and drew in the parking spaces and states the he does meet the requirements.

Mr. Gerraughty goes over the traffic flow, community impact, town character, parking requirements, and then asks if the gravel will go into road.

Mr. Hoover states that he thinks that apron is a good thing

Mr. Maccaro states that he would pave it but there is a buffer zone.

Mr. Maccaro states that he might be required to put a wheelchair ramp, and that would take up most of the landscape.

Mr. Maccaro states that he is redoing the steps.

Mr. Hoover asks if there is there a sidewalk.

Mr. Maccaro states that each of his neighbors has sidewalks.

Mr. Hoover asks if there is site work changing, abutting a neighbor.

Mr. Hoover states that he would want to make sure that the abutters are protected with the general public with pavement going right up to the property lines.

Mr. Graham states that he wouldn't add a lot to this and wants it to come down to the landscaping.

Mr. Gerraughty states that he would just go down to the highway department and check with Mr. Moultrie

Mr. Hoover states that he has an issue with parking going right up to the property lines.

Mr. Maccaro states that the neighbors all park right up to their property lines now.

Mr. Hoover states that it doesn't mean that it is right.

Mr. Gerraughty states that he thinks that where Mr. Hoover is going is that he would like to see a tree.

Mr. Howard states that he would like to see where the houses are.

Mrs. Freemans asks the board how much of the street is zoned commercial.

Mrs. Freemans states that she wondered if it is commercial will it stay a commercial building.

Mrs. Freemans asks the Board how the town can keep the next person from building something else.

Mr. Gerraughty states that no one would be able to put a factory plant in.

Mr. Hoover states that Mr. Maccaro might just sell the building to someone else.

Mr. Maccaro states that's not what he is stating.

Mr. Maccaro states that he can no longer pay two mortgages.

Mr. Hoover states that he is asking for a landscape plan, and asks what the kinds of stipulations are.

Mrs. Freemans asks if there is a way to set it up that there won't be a sign.

Mr. Hoover asks Mr. Maccaro if he has 6 parking spaces.

Mr. Maccaro states that no, but if he can landscape it he would but it is so close to the driveway that he thinks that if he did anything then the neighbor would be coming to the Board complaining.

Mr. Hoover states that if he could create a landscape area, it might be a small thing but it is important to the town.

Mr. Gerraughty states that he should contact the Building Inspector to see if he needs a ramp.

Mr. Maccaro asks if the board has any suggestions on where he should put the landscaping.

Mr. Hoover states that a few nice plants around the building and maybe you can change parking space and add a good size tree.

Mr. Maccaro responds sure!

Mr. Hoover asks if the board is comfortable, if the neighborhood is still protected.

Mr. Gerraughty states that Mr. Maccaro should have them add the metes and bounds

Mr. Gerraughty states that there is one tree will stay there and then Mr. Maccaro is going to plant a Red Maple Oct.

Mr. Howard states that the board would like Mr. Maccaro to speak with the other neighbor.

Mr. Hoover states that he would like to caution Mr. Maccaro that there is some wiggle room with conservation, regarding a ramp.

Mr. Hoover states that he would suggest that Mr. Maccaro read the Mass Code under certain circumstances.

Mr. Hoover makes a motion to continue 1 Union Street until April 27th 2005

Mr. Howard seconds

3-0 in favor

Bella V. Estates- Thurlow Street-Preliminary Subdivision

Mr. Gerraughty explains to the applicants that there are only 3 members on the board until the May 3rd election.

Mr. Gerraughty states that other members won't be able to vote.

Mr. Hoover makes a motion to wave the reading of the posting in the newspaper.

Mr. Howard Seconds

3-0 in favor

Mr. Fleming presents the plans for a 7 lot subdivision.

Mr. Fleming states that they are proposing 800 ft, and are not requesting a waiver and there are changes made to the snow management plans.

Mr. Fleming states the there is one property line issue with Mr. Bonken's land, he would be losing a lot or so, and there is a wetland system. It is at a low point looked at by a wet land expert 170-200 feet off of the property.

Mr. Fleming states that all of the things are at a 54 foot buffering zone.

Mr. Gerraughty explains that it is hard, and the Board is trying to speed things up.

Mr. Graham states that it looks like they have taken his report and made comments on it so it would be easier if they tell him what they disagree with.

Mr. Graham states that this might be a good candidate for an OSRD, and asks how they feel about coming back with changes on a new Preliminary or Definitive Subdivision Plan.

Mr. Hoover states that he would like to know is they could even do that.

Mr. Fleming states that after looking at it they changed it from 8 to 7 and added a possible division.

Mr. Gerraughty asked if they would be interested in an OSRD.

Mr. Fleming states that yes they are, but there is a 10 acre minimum, that they are not sure that they have.

Mr. Graham asks if Mr. Fleming thinks that this is going to be their yield plan.

Mr. Fleming states that this will be the 7 lot yield plan.

Mr. Fleming asks if there is a time line for the OSRD.

Mr. Gerraughty states that there will be a deadline May 2nd, 2005

Mr. Gerraughty states that an OSRD is similar to an OFD but with some benefits.

Mr. Hoover states that Mr. Fleming needs to put the right plants in the right soil and add that to the plans.

Mr. Graham states that they have a bylaw for the OSRD.

Mr. Gerraughty states that he doesn't see any sidewalks.

Mr. R Howard states that he has a plan that shows that lot 64B is unbuildable and that there are metal stakes in his yard.

Mr. R. Howard states that there is land that the owners are unknown.

Mr. R Howard asks what the blue flags mean in his yard.

Mr. Graham states that now that land is buildable.

Mr. Gerraughty explains how the land has become buildable.

Mr. Jackson states that his septic tank sits in the lower left hand side of the plans.

Mr. Jackson asks what effects it will have on his septic tank.

Mr. Fleming states that based on the current guide lines if there is anything that needs to be installed, there needs to be 2 feet above the septic.

Mr. Fleming states that he doesn't think that it will be affected.

Mr. Fleming states that there will be an outflow so septic will not just sit.

Mr. Jackson asks if for some reason it leaks who is responsible.

Mr. Graham states that he thinks that he should wait until this is designed, and states that they are about 2-3 months away from coming up with the best design.

Mr. Bonken states that there is a dispute over his land, he owns 8 acres, but in 98 when he had the Assessors Office assess the land they stated that there was only 4 acres.

Mr. Hoover asks if it is being surveyed.

Mr. Bonken states that yes it is being surveyed but he would just like to go on record

Mr. Morris states that he would like to see where the lines are for the abutters and would like to see his parents on the abutters list

Mr. Morris states that his land is not surveyed.

Mr. Gerraughty states that isn't the issue right now.

Mr. Fleming states that they will show the lines.

Mr. Graham asks if Mr. Fleming can show the lines where the land is divided.

Mrs. Sharon states that there is a lot of trash and asks if there is contamination issues?

Mr. Fleming states that yes there are cars and campers that will be cleaned up and the issues will be taken care of.

Mr. Gerraughty states that the board will be doing a site walk and all the abutters will get a chance to bring up any issues.

Mr. Bonken asks if he will be notified for everything after this meeting

Mr. Gerraughty states that he can call The Planning Office, or go on the website to find information.

Mr. Hoover states that he would like everyone know that he is concerned with the land conditions.

Mr. Hoover states that part of the responsibility is the buffering.

Mr. Gerraughty asks Mr. Graham if he would be reviewing this plan.

Mr. Graham states that it would be beneficial, for him to review it

Mr. Gerraughty asks the applicants if they would like to extend the meeting.

Mr. François states that there is a three month time frame to receive a vote from the Attorney General.

Mr. Francosia states that it is going fast but is it going to take 3 or 4 months and would like to know if the board will hear them while it is being approved

Mr. Hoover asks if it is a legal thing

Mr. Francosia asks when they would be able to meet again.

Mr. Gerraughty explains the voting process on the preliminary plans.

Mr. Gerraughty states that they would want to get on the May 11th meeting.

Mr. Gerraughty states that the Board is requiring 3 weeks.

Mr. Gerraughty asks if the applicants are asking for an extension to May 30th

Mr. Francosia answers with yes.

Mr. Hoover makes a motion to extend the decision on the preliminary subdivision to May 30th

Mr. Howard second

3-0 in favor

Mr. Hoover makes a motion to continue Bella V. Estates/ Thurlow Street Preliminary Subdivision plan to the May 11th meeting

Mr. Howard seconds

3-0 in favor

Railroad Ave- Definitive Subdivision (Continuance until May 11, 2005 Requested)

Mr. Hoover makes a motion to grant the continuance of Railroad Ave Definitive Subdivision plan to the may 11, 2005 meeting

Mr. Howard seconds

3-0 in favor

Tower Hill- Baldpate Road- Definitive Subdivision (Continuance until May 11, 2005 Requested)

Mr. Hoover makes a motion to grant the continue of Tower Hill/ Baldpate Road Definitive subdivision to the May 11, 2005 meeting

Mr. Howard seconds

3-0 in Favor

Minutes

February 9, 2005

February 23, 2005

March 5, 2005

Board Business

MVPC

Correspondence

Vouchers

Mr. Hoover makes a motion to pay the 24 vouchers totaling \$11,224.35

Mr. Howard seconds

3-0 in favor

Any New Business

Mr. Hoover makes a motion to have Mr. Gerraughty sign off on occupancy permits in place of Jacki

Mr. Howard Seconds

3-0 in favor

Meeting Adjourned 10:23p.m

Upcoming Meetings

April 27, 2005

Deadlines

Blueberry Lane Definitive Subdivision- July 2, 2005

1 Union Street- Site Plan Approval- May 21, 2005

Bella V. Estates- Thurlow Street-Preliminary Subdivision- April 30, 2005

Railroad Ave- Definitive Subdivision- July 28, 2005

Tower Hill- Baldpate Road- Definitive Subdivision-August 4, 2005

