

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

**Present:** Jack Moultrie; Chairman, Rob Hoover, Tim Howard, Hugh Carter, Sarah Buck, Town Planner, Tama Spencer, Administrative Assistant

**Absent:** Christopher Rich, Larry Graham; Technical Review Agent

**Meeting called to order 7:04PM.**

**Discussion**

**Pulte Homes – Master Deed**

Lighting Discussion:

Mrs. Buck states that Pulte Homes is at a standstill with the lighting, though they are also waiting for additional shields. Mrs. Buck states that the bulbs brightness, lumens, and wattage are all as specified.

Mr. Hoover states that they when they changed the fixtures the Board made it clear that they would be proceeding at their own risk.

Mrs. Buck states there is a letter that authorizes Mrs. Byerley to work with them on the lighting.

Mr. Hoover states that he doesn't care about the lighting on the interior, but he made a mistake approving the project with metal halide lighting. The character of the neighborhood is sodium vapor, the yellow colored lighting, and the lantern style that would be consistent with North Street.

Mr. Moultrie asks Mr. Hoover if he has specifications of what he is looking for.

Mr. Hoover states that he can provide specifications for them.

Mrs. Buck asks Mr. Hoover if there are lights near by that she can refer too when she drives by.

Mr. Hoover states that there are lights at all subdivisions along the road before and after Pulte homes.

Mr. Hoover states that he is looking for them to lower the bulb wattage and put shields on to lower the intensity of the four lights at the entrance.

#### Trust Document

Mrs. Buck states that they are revising their trust documents to put the language back in because the town's attorney stated they needed to do so to protect the town. The town's attorney stated that the Master Deed has four minor changes that are not substantial, but that the Board needs to vote their approval. Mrs. Buck states that the changes are not substantial.

Mr. Howard asks Mrs. Buck how the right to add additional phases and units is not significant.

Mrs. Buck states that either way they would have to come back the Planning Board for a permit.

Mr. Hoover makes a motion to approve the revisions made to the Master Deed for Parker River as provided by Koplemen & Paige in their letter dated August 22, 2005.

Mr. Howard seconds.

4-0 All in favor.

#### **Affordable Housing Obligation of Whispering Pines**

Mr. Howard reads letter presented by Mr. Longo which states that Mr. Longo would like to build a duplex and use that as his Affordable Housing obligation of Whispering Pines instead of Beverly Drive.

Mr. Longo states that the home will be ready by July 1, 2006

Mr. Moultrie asks about the lottery. Mr. Brett states that he believes that the lady that was interested has refused. Mr. Longo states that he has been trying to get an answer about the lottery but has not heard anything yet.

Mr. Moultrie asks if Mr. Brett has any reservations over this.

Mr. Brett states he does not. People making the kind of money a year to qualify for an affordable home don't have enough money to fix and maintain the home as would be required by Beverly Drive. Mr. Brett states that the new duplex is a good idea.

Mr. Moultrie asks if he needs a Special Permit application.

Mr. Longo states that he would need a Special Permit.

Mrs. Buck states that they can amend the subdivision to allow a duplex.

Mrs. Buck asks Mr. Longo if he would make both sides of the duplex affordable.

Mr. Longo states yes.

Mr. Moultrie states that the Board needs to discuss it a little more in depth and would like to see some examples.

Mr. Longo states that in Section 7 of the Special Permit for ISH he has an option of doing a duplex.

Mr. Moultrie states that the Planning Board likes the idea of the duplex.

**ANR Application**

78 and 80 Baldpate Road – lot line change- ANR withdrawn at applicant’s request.

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

**Tower Hill- Definitive Subdivision - request for extension**

Mr. Hoover makes a motion to accept the extension of time to October 31, 2005

Mr. Howard Seconds

4-0 All in favor

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

**Rate of Development Zoning By-law: proposed Amendment**

Mr. Moultrie states that the current number causes the Building Inspector some difficulties because it is not divisible by twelve.

Mr. Moultrie states that the Board is now trying to change the number.

Mr. Brett states that it will be good as long as the Board doesn’t go less than twenty.

Mrs. Buck states that the OSRD was passed at the spring meeting. Mrs. Buck states there is a developer interested in Wells Avenue who will have to come in with an open space concept design as well as a subdivision design for a pre application meeting.

Mr. Moultrie states that this bylaw works in a negative toward OSRD because the Board gives them perks to provide a lot of open space and the Board wants this thing to be built out.

Mrs. Buck states that right now there is a five unit cap for subdivision per year.

Mrs. Buck states that there is a concern regarding water supply and water quality.

Mr. Moultrie states that in regards to water supply there is a D.E.P limit of 100,000 gals a day and the town goes over constantly.

Mrs. Buck states that if you limit developments you have to ask does the public benefit.

Mr. Moultrie states that he just wants to be careful about this.

Mr. Hoover states that it does need to be renewed and there isn't enough time to come up with the clear public benefit argument.

Mr. Moultrie states that moving down the line he thinks that he is leaning towards the number twenty four.

Mr. Howard states that the number twenty four is okay because the Board is going with a 20% increase.

Mr. Moultrie states that he is still worried that if it was ever challenged how the Board would reasonably defend it.

Mr. Howard states that when and if that happened the Boards defense would be that we went with a 20 % increase.

Mrs. Buck states that there is a line in the Zoning Code in which she doesn't have that states if the Planning Board thinks that it is in the best interest they can change it.

Mr. Brett reads the exact wording from the Zoning Code regarding the rapid rate of development exemption in the Rate of Development bylaw.

Mr. Moultrie states that it needs to be looked at closely and with the Building Inspector's input they could fine tune it.

Mr. Moultrie states that they need to renew it at town meeting.

Mr. Hoover makes a motion to amend the zoning code article 3 rate of development bylaw section 165-13 to extend the effective date of such bylaw from December 31, 2005 to December 31, 2010 and further amend section 165-14 number of uthoerized building permits from 20 to 24 units

Mr. Howard Seconds

4-0 All in favor

**Minutes**

**February 23, 2005**

Mr. Hoover makes a motion to accept the minutes for February 23, 2005 with corrections.

Mr. Howard Seconds.

4-0 All in favor

**Board Business**

**Certificate of Vote – 11 Martel Way**

Mr. Hoover makes a motion to approve the Certificate of Vote, Site Plan Approval, for 11 Martel Way as amended.

Mr. Howard seconds.

4-0 All in Favor.

**Acceptance of As-Built plans.**

**63 Jackman Street - release of bond**

Mrs. Buck states that the Board has the As-Built Plans that have been approved by Mr. Graham with minor changes.

Mr. Moultrie asks if the changes are just typos.

Mrs. Buck states yes.

Mr. Hoover makes a motion to accept the As- Built plans as approved by the Technical Review Agent for the Board for 63 Jackman St.

Mr. Howard seconds.

4-0 All in favor.

**Georgetown Shopping Center**

Mrs. Buck states that Mr. Graham wrote a letter stating that the plans are okay

Mr. Hoover makes a motion to accept the As- Built Plans for Georgetown Shopping Center.

Mr. Howard Seconds

4-0 All in favor

**New business**  
**Correspondence**  
**Vouchers**

Mr. Hoover makes a motion to accept and pay the 8 vouchers totaling 2,418.12

Mr. Howard seconds.

4-0 All in Favor.

Mr. Hoover makes a motion to adjured

Mr. Howard seconds

4-0 All in favor