

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
September 28, 2005
7:00PM**

Present: Rob Hoover, Acting Chairman; Tim Howard; Hugh Carter, Christopher Rich, Larry Graham; Technical Review Agent & Inspector, Tama Spencer; Administrative Assistant

Absent:

Meeting called to order 7:02 PM.

Public Hearings 7:30p.m.

Railroad Avenue: Definitive Subdivision

Mr. Rudolph states his name and states that he represents Mr. Grasso.

Mr. Rudolph gives the plans to the Board.

Mr. Grasso states his name and states that he is one of the owners of Prism Realty Trust.

Mr. Grasso presents the plans for Railroad Ave and states the waivers that they are asking for

- 1) Title Block Layout
- 2) Street Name in Pencil
- 3) Bounds at outer plan boundary
- 4) Lot Corner Monuments
- 5) Min. PL Radius at 30ft.
- 6) Min. Row width 40 ft.

Mr. Rudolph states they are trying to bring this back to residential use.

Mr. Rudolph states that they tried to get the extra five feet for the road.

Mr. Moultrie asks if Mr. Graham did a review of this plan

Mr. Graham states that there have been 3 reviews.

Mr. Rich asks Mr.Grasso to show on the plan where the road ends.

Mr. Rich asks if there is a vote from town Meeting abandoning the public way.

Mr. Rudolph states no.

Mr. Rich asks if there is a public way and the town wants to abandon it does there have to be a recorded vote to do so.

Mr. Rich states that you can not walk away and leave a person with two houses.

Mr. Rudolph states that he doesn't have any information that this was accepted by the town as a public way it was just acknowledged

Mr. Rich states that once it is taken off the map is that not an acceptance

Mr. Rudolph states that the Planning Board took off some streets from the original map.

Mr. Moultrie states that there maybe some issues with this.

Mr. Grasso states that the Traffic Study expert states that is will be an improvement to the current road and continues with his presentation of he plans.

Mrs. Lilabeth states her name and states that she was hired by Mr. Grasso to show what kind of landscaping would be good for this property.

Mrs. Lilabeth presents her plans for landscaping.

Mrs. Lilabeth states that they suggested that Mr. Grasso lined the road with sugar maple trees.

Mr. Moultrie asks the board members for comments.

Mr. Graham states that there are about a dozen items that have been taken care of but there are also about a dozen items left open.

Mr. Graham asks the Board if they would like to go over those now.

Mr. Moultrie states that he would like to discuss the open items at a workshop or another meeting.

Mr. Hoover asks Mr. Graham if the items refer back to previous reports.

Mr. Graham explains his report to the Board.

Mr. Grasso states that there has been two 21-E's conducted on the site, one was done in 1991 and then the other one was done in January 2001.

Mr. Grasso states that there were two monitoring wells installed.

Mr. Grasso states that the report stating the site was clean.

Mr. Grasso states that when they bought the property in June 2001 they had another 21-E reviewed and the site came out clean.

Mr. Grasso states that bank wanted a water study done on the product and states that he has a report stating it was clean.

Mr. Moultrie states that floor drainage is the main issue.

Mr. Grass states that he will have a site assessment person on the premises.

Mr. Howard states that he read the 21-E that during the site walk there was snow on the ground.

Mr. Grasso states that when they presented the report to the bank that is when they requested the water testing.

Mr. Moultrie asks if they looked at the report from the property from across the street.

Mr. Grasso states that they did look at the report.

Mr. Graham continues with his report.

Mr. Hoover states that he would like to request that the landscape plan turn into a document.

Mr. Grasso states that would be fine.

Mr. Howard states that he would like copies of the 21-E's

Mr. Danlecky states his name and states that he will concur with Mr. Grasso that the road is there and is used.

Mr. Danlecky states that there is no greater decrement to his comfortable life..

Mr. Danlecky states that he has some concerns

- 1) Ground water
- 2) Utilities
- 3) Drinking water
- 4) Replace the tree the may come down during construction.
- 5) Electric Company Access
- 6) Traffic Pattern
- 7) Low water Collection

8) Vegetation does effect the sunlight

Mr. Grasso states to Mr. Danlecky that they will be putting the utilities underground

Mr. Grasso states that they will be replace the water main on Railroad Ave and replacing all of Mr. Danlecky's services.

Mrs. Buck states that all of these replacements will be written in the decision.

Mr. Moultrie states that the Board will look at that and see if the tree will have to come down.

Mr. Danlecky states that as for the floor drain he talked to Mr. Sparks and Mr. Sparks stated that Mr. Scribin used to fix cars back there.

Mr. Danlecky wanted to know if the 21- E went into the garage.

Mr. Grasso states that he will look into that.

Mr. Grasso states that they will be paving an access way for the Electric Company.

Mr. Danlecky states that he would be apposed to any traffic pattern change.

Mr. Danlecky states that water does collect in the low area of the land and asks that it be taken care of.

Mrs. Buck states that she will set up a site walk for next week.

Mr. Rich asks if the steal buildings with be dismantled and taken off the site.

Mr. Grasso states that they will be dismantled and taken off the site.

Mr. Rudolph makes a request for an extension of time.

Mr. Rich makes a motion to grant an extension of time for Railroad Ave until October 31, 2005

Mr. Hoover Seconds

5-0 All in favor

Mr. Hoover makes a motion to continue Railroad Ave to October 26, 2005

Mr. Rich seconds

5-0 All in favor

The Meadows: Independent Senior Housing application

Mr. Hoover makes a motion to grant the continuance for the meadows until October 26, 2005

Mr. Carter Seconds

5-0 All in favor

Georgetown Library: Site Plan Review

Mr. Moultrie states that he recuses himself and leaves the room, leaving the Chair man position to Mr. Hoover because he is on the Library Committee.

Presentation was given by:

Peter C. Byerly, AIA of Beacon Architectural Associates
Richardson C. Smith of Adams & Smith Architects
Adel Shahin of Green International Affiliates
Peter Richardson of Green International Affiliates

Project introduction given by Mr. Byerly and Mr. Smith

- Project and Building description
- History of Project.

Description of site design and improvements given by Mr. Shahin and Mr. Richardsonson

- Process
 - Water Department
 - Board of Health
 - Electric Company
 - State Board of Health
- Description of site improvements
 - Parking and Paving
 - Relocated entry and sidewalks (accessibility)
 - Drainage
 - Septic
 - Utilities

Building and Landscape given by Mr. Byerly and Mr. Smith

- Occupancy and Parking
- Accessible entry
- Landscaping, site materials and Memorial
- Building appearance and materials

Mr. Hoover asks if there are any comments from the Planning Board

Mr. Carter asks what is going to happen to the older building

Mr. Smith states that it is intergraded to the library design and restore the space.

Mr. Rich asks for the elevation plans to be referred to for is question

Mr. Rich asks if everything inside of the building is ADA compliant.

Mr. Byerly states that yes everything is ADA compliant.

Mr. Rich asks how many parking spaces are there for the existing library.

Mr. Shahin states that are about 12

Mr. Rich states that he is a handicap fanatic and likes that there is just one entrance for everyone.

Mr. Richardson states that is.

Mr. Graham asks about the traffic flow.

Mr. Graham ask why they have angled the parking

Mr. Byerly stats that it is for encouragement

Mr. Richardson states that they are under a very strict budget.

Mr. Graham asks what they are proposing for curb type.

Mr. Shahin states that they are proposing granite/ bituminous concrete

Mr. Hoover asks about the lighting.

Mr. Smith states that they can submit to the Board a catalog cut of what the lights are going to look like.

Mr. Hoover asks if there has been any discussion about detail that is responsive to a high water table.

Mr. Byerly states that they did not discuss that but again they will have the landscaper respond to that.

Mr. Hoover states that it can be done a few different ways: under drain system or mounding system.

Mr. Hoover asks about the list of alternatives number 3: Delete installation of all trees and shrubs does that mean that it is possible the project happens and no planting goes in.

Mr. Smith states that yes that is possible but that is the very last straw.

Mr. Hoover asks Mr. Smith to explain how the financing for this project works because it sounds like landscaping and building are two different animals

Mr. Smith states that it is just another financial limitation.

Mr. Hoover states his concerns with landscaping.

Mr. Hoover asks the public for comments.

Mrs. Buck states that she thinks it is a very beautiful building with a lot of detail but there is a feeling that from the outside it feels hap hazarded.

Mrs. Buck asks if they have hired a landscape architect.

Mr. Smith states that they have.

Mrs. Buck states that she thinks that things that have been brought up are very potentially addressable.

Mrs. Buck states that she can come up with a list of things brought up at this meeting.

Mr. Hoover states that library is a great project for the town.

Mr. Hoover states that the building is a beautiful.

Mr. Hoover states that the trees are not going to make it.

Mr. Hoover states that he thinks that the site-prep plan this is where you would want to have your tree protection.

Mr. Hoover points that there are only two trees that are worth saving.

Mr. Hoover asks if there is a way to move the tank and the pump and save the tree.

Mr. Richardson states that it was very difficult to place the tank and pump

Mr. Hoover states that it can be moved over to the west

Mr. Hoover states that the public sidewalk in a public development is very important.

Mr. Hoover suggests that they take out the island and then add a parking space.

Mrs. Buck states that she thought there was a lot of trees that they are taking down until she noticed that the trees are too damaged.

Mr. Hoover asks what shape is the tension basin.

Mr. Richardson states that it was for volume.

Mr. Hoover asks if they can go any deeper.

Mr. Richardson states they can not go any deeper.

Mr. Rich makes a motion and approved to approve the Georgetown Library plan with the following conditions.

- Leach field
- Side walks
- Handicap parking
- Sign Mounting
- Tree Save issue

Mr. Hoover asks if the Building Committee is comfortable with addressing the park issues later.

Mr. Hoover states that if they are comfortable with it then he is as one member of the Board

A representative for the Building Committee states that they would have to wait until Thursday.

Mr. Hoover asks about the 16 ft. dimension that they show for the angular parking.

Mr. Hoover states that he thinks it is a problem and asks for Mr. Graham for his input.

Mr. Graham states that he also thinks it is a problem.

Mr. Graham states that maybe if they up a strip of grass it would help

Mr. Smith asks if they could add another foot of width to the walk would that satisfy

Mr. Hoover states that this is the walk that goes to the front of the building.

Mr. Rich makes a motion to approve the Georgetown Peabody library as submitted contingent upon the previously listed items that Mrs. Buck will be writing up

Mr. Carter seconds

4-0 All in favor

1 abstained Jack Moultrie is abstained because he is a part of library building committee.

Minutes

August 24, 2005

Mr. Rich makes a motion to accept the August 24, 2005 meeting minutes with corrections that need to be made.

Mr. Hoover Seconds

5-0 All in favor

Board Business
Correspondence
Vouchers

Mr. Hoover makes a motion to accept the September 28, 2005 to 32 vouches totaling \$25,217.64

Mr. Howard Seconds

5-0 All in favor

Any new business

Upcoming Meetings:

October 12, 2005

October 26, 2005

November 9, 2005

Deadlines:

Railroad Ave-Definitive Subdivision- 45 days: decision by October 7, 2005

Georgetown Library- SPA: decision 75 days, by 12/12/05

Tower Hill-Baldpate Road-Definitive Subdivision- extension to October 31, 2005

The Meadows- SPA: decision 75 days, by 12/12/05

~*~ Approved December 14, 2005 ~*~