

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
October 26, 2005
7:00PM**

Present: Rob Hoover, Acting Chairman; 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 7:02 PM.

Approval Not Required

22 Cedar Lane-ANR

Mr. Keilty states his name and states the history of the property.

Mrs. Buck states that parcel B is from the Cedar Lane Subdivision back in 1995 and states that they never completed the final steps of the subdivision which would be when we would be expected to be conveyed parcel B. Mrs. Buck states that the lawsuit was terminated in June 2004. We would have expected this lot to be conveyed to the town then. Mrs. Buck states that from her research it looks like it is an unlawful conveyance.

Mr. Moultrie states that there are records of correspondence that the land needs to be conveyed. The roadway remains a private way and there is no Certificate of Compliance.

Mr. Rich asks Mr. Keilty some questions about the conditions and court case.

Mr. Moultrie states that Mr. Keilty knew what the conditions were and knew that this land was to be conveyed to the Town of Georgetown and the file will reflect that.

Mr. Moultrie states that there is a 20 day appeal period and if there is no appeal then the conditions become part of the decision and in this case there was no appeal.

Mr. Keilty states that he doesn't think that there is going to be a meeting point and if the Board doesn't approve it then his clients will most likely want to challenge the Board.

Mr. Moultrie states that the bottom line is that Mr. Singleton did not follow through.

Mr. Rich makes a motion to approve the ANR plan for Cedar Lane.

Mr. Hoover seconds.

1 in favor: Mr. Rich.

4 opposed: Mr. Hoover, Mr. Moultrie, Mr. Carter, and Mr. Howard

Requests for Bond Reduction

Little's Hill- Bond Reduction and release of Covenant

Mr. Spear presents to the Board with his request of 3 Bonds reductions and release of Covenant.

Mr. McGrath states that phase 1 (Baldpate Road to Little's hill Lane) is 99% done phase 2 (little's Hill Lane to Londonderry) is also 99%, and the cul-de-sac that goes out to Londonderry is 99% complete.

Mr. Moultrie states that Mr. Spear has done some off site improvements.

Mr. Moultrie asks about the traffic mitigation fund.

Mr. Spear states that it is due very shortly.

Mr. Moultrie asks what the balance would be after they released the money.

Mr. Spear states that they would have \$220,168.01.

Mrs. Buck brings the letter from Mrs. Greenfield to the Board's attention regarding the guardrail.

Mr. Moultrie states that this road is a private way.

Mrs. Buck states that she would like Mr. McGrath to inspect the guardrail issue.

Mr. Spear states that he and Mr. McGrath have started to discuss the issue and they need to look at it in the field to see if we can remove it, remove some of it, or leave all of it.

Mr. Moultrie states that wouldn't they need to get the Homeowners Association involved.

Mr. Spear states that he doesn't mind asking the Board of Directors to get involved.

Mrs. Buck states that she would be comfortable letting Mr. McGrath handle the guardrail issue.

Mr. Moultrie states that the guardrail could be there because of a sharp turn there or other reasons.

Mr. McGrath states that there is a significant fill there and a hydrant.

Mr. Spear states that he and Mr. McGrath need to meet on site with the Home Owners Association.

Mr. Hoover states that he would like to know about the entry sign.

Mr. Hoover states that in 2003 Mr. Spear presented an entry sign that was stone granite, then in 2004 Mr. Spear reconfirmed that he was still putting in the same sign and then in 2005 when asked if the sign was put in Mr. Spear assured the Board that the sign that was originally proposed was put in. The Board now finds out that the sign that was put in was not what was proposed back in 2003. Mr. Spear's response to the sign issue at the last Planning Board meeting was that it was not the Planning Board's jurisdiction.

Mr. Hoover states that he is sorry that was Mr. Spear's response to something that you made an agreement with the town.

Mr. Hoover states that as one Board Member he will continue to pursue that the sign will be put in as proposed in 2003.

Mrs. Buck states that there was a 20 day appeal period when the sign was approved as part of the subdivision

Mr. Hoover states that part of sharing this information now is that the Board is trying to help Mr. Spear save money and do the sign the way that it was agreed upon.

Mr. Moultrie asks if there are any more comments from the Board.

Mr. Rich states that he is making it clear that in releasing these lots it is not meant to insist that the Board is accepting the sign.

Mr. Hoover makes a motion to release covenant lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17 and to reduce the bond to \$220,168.01.

Mr. Rich seconds.

5-0 All in favor.

Forest St-Bond Reduction

Mr. Symes states his name and presents his request for a Bond Reduction to the Planning Board.

Mr. McGrath presents his report to the Board and states that his fear is that this thing could go through the winter with another freeze cycle. Mr. McGrath states that he is not in favor of this reduction.

Mr. Moultrie states that he, as one member of the Board, would not like to release any money until this is fixed up.

Mr. Hoover asks how come 80% complete on erosion control at this stage in the game.

Mr. McGrath states that until the Conservation Commission Agent goes out and physically says this is good and this is complete we then can go ahead and pull the fence out and hay bales out.

Mr. Moultrie states that he received a letter from Symes Associates that the neighbors would have to water the trees.

Mr. Symes states that he hasn't seen that letter.

Mr. Symes states that the rain has held him back but they have every intention of finishing the pavement as soon as the rain is gone.

Mr. Symes states that to release nothing seems a little excessive.

Mr. Howard asks if Mr. McGrath would be okay with releasing ½ of the amount of the proposed reduction.

Mr. McGrath states he is in favor of that.

Mr. Moultrie states that he agrees with Mr. Howard's suggestion of releasing ½ of the amount.

Mr. Rich asks whose numbers are on the paper.

Mr. Symes states that the numbers are from himself and Mr. McGrath.

Mr. Howard makes a motion to reduce the bond to \$180,000.00.

Mr. Rich seconds.

5-0 All in Favor.

Continued Public Hearings

The Meadows-ISH Special Permit- Continuance until 11/23/05

Mr. Rich makes a motion to continue the Meadows ISH Special Permit until November 23, 2005.

Mr. Howard seconds.

5-0 All in favor.

Bella V. Estates- Withdraw without prejudice

Mr. Rich makes a motion to allow Bella V Estates to withdraw without prejudice.

Mr. Howard seconds.

5-0 All in Favor.

Mr. Rich makes a motion to grant the extension of time for Bella V. Estates to October 26, 2005

Mr. Howard seconds.

5-0 All in Favor.

Railroad Ave- Definitive Subdivision

Mr. Grasso hands out plans to the Board.

Mr. Graham presents his report to the Board.

Mr. Hoover states that he would like it if he got the length of the fire truck and compare it to the island.

Mr. Rich states that the Board needs to rely on the Fire Chief because he knows more about this than the Board would ever know.

Mr. Hoover states that he would have to respectfully disagree.

Mr. Hoover suggests that Mr. Grasso should go to the fire department and get the dimensions of the truck and the wheels.

Mr. Rich states that he would like to withdraw his comment about the fire department.

Mrs. Buck states that she will draft a letter to the fire department for their reasoning why.

Mr. Graham continues with his report.

Mr. Moultrie asks if anyone would like speak from the audience.

Mr. Danilecki states his comments about

- Razing of the buildings, Grade changes, Paving his driveway, and The trees.

Mr. Howard states that he reviewed the 21- E reports that were given to the Board from Mr. Grasso and states his concerns.

Mr. Rich states that there is a reasonable amount of pavement and pavement is hazardous waste.

Mrs. Buck asks the applicant if he would want to buy insurance for the site because of the concerns regarding the 21- E.

Mr. Grasso states that he doesn't want to pay for another 21-E, but he is not apposed to having a professional on site for excavation.

Mr. Moultrie asks what the Board would like to do about the waivers.

Mr. Graham suggests to the Board that they should go over each one and vote on each one individually instead all at once, if there are no objections.

Mr. Hoover makes a motion to approve the first waiver Title Block Layout.

Mr. Howard seconds.

5-0 All in Favor.

Mr. Rich makes a motion to approve the second waiver Street Name in pencil.

Mr. Howard Seconds

5-0 All in Favor

Mr. Rich makes a motion to approve the third waiver Bounds at Outer Plan Boundary.

Mr. Howard seconds.

5-0 All in Favor.

Mr. Hoover makes a motion to approve the fourth waiver Lot Corner Monuments.

Mr. Rich seconds.

5-0 All in Favor.

Mr. Rich makes a motion to approve the fifth waiver vertical granite curb\ to allow slope granite curb with modifications.

Mr. Howard seconds.

5-0 All in favor.

Mr. Rich makes a motion to approve the sixth waiver Min. Property Line Radius.

Mr. Howard seconds.

Mr. Hoover states that this is an important issue to him and would like to amend the last vote.

Mr. Hoover makes a motion to approve the waiver Min. Property Line Radius from 30 ft. as required to 0 ft. as proposed contingent upon the existing hedge/safety issue is taken care of to the Planning Board's satisfaction.

Mr. Howard seconds.

5-0 All in Favor.

Mr. Hoover makes a motion to approve the seventh waiver Min. Road Width.

Mr. Howard seconds.

5-0 All in favor.

Mr. Rich makes a motion to approve the waivers contingent upon all changes being made

Mr. Carter seconds.

5-0 All in Favor.

Mr. Hoover states his concerns with the landscaping.

Mr. Graham states that the landscaping within the four lots is not going to work.

Mr. Moultrie asks about the Electric Company access.

Mr. Hoover makes a motion to approve the Definitive Subdivision for Railroad Ave. with conditions.

Mr. Rich seconds.

5-0 All in Favor.

Minutes

September 14, 2005

September 28, 2005

Board Business

Discussion –Receipt of Whistle Stop Estates Proposal

Correspondence

Vouchers

Mr. Hoover makes a motion to approve the 11 vouchers totaling \$6,259.79.

Mr. Howard seconds.

5-0 All in favor.

~*~Approved November 30, 2005~*~

