

Draft/Minutes
May 26, 2004
Planning Board

MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
May 26, 2004
7:00PM

Present: Jack Moultrie, Chairman; Alex Evangelista; Tim Gerraughty;
Rob Hoover; Timothy Howard; Jacki Byerley, Town Planner;
Kristen Eaton, Administrative Assistant

Absent: Larry Graham, Planning Board Technical Review Agent & Inspector

Meeting called to order 7:05PM.

Discussion

Board reorganization
Jack is willing to serve as chairman for one more year,

Alex nominates Tim for vice chairman.
Howard seconds
No discussion until may 2005
Vote 4-0 in favor

Alex motion for Jack as chair
Second tim
No discussion
4-0 in favor

Tim motions for Alex to serve as MVPC rep til may 2005
Howard seconds
No discussion
4-0 in favor

Tim made a motion for rob as clerk
Alex seconds
No discussion
4-0 in favor.

Acorn aff housing – no one is here... Jack won't be involved because of relationship with Charles Brett. Jack will step down and excuse him self leaving tim acting as chair.

Draft/Minutes
May 26, 2004
Planning Board

Tim they had sent a letter saying it was 3 beds but it's actually 1 bedroom. They're waiting for approval?

Alex motions to accept affordable house at old jacobs road.
Rob seconds.

Alex does anyone remember the price of the house. Jacki thinks 173...
We got letter from afford task force, but it's a four room house.

Jacki assessor card is different from what NANCY McCann's letter said. She understand that the developer is willing to renovate. But Kathy Sachs would be more comfortable having a letter of renovation intent in hand.

Tim right and I think there was a concern with the septic.

No further discussion
Jacki question: is accepting "as is" or with renovations?

Alex: As is

1-2 against Rob for alex and tim against.

Howard excused himself cause he is an abutter.
(abstained)

Tim building "as is" is unacceptable.

Howard question: lot 5 v. lot 6?

Jack resumes his duties as chairman.

Crescent Meadow Partial Bond release.

Brad is here.

Brad says things to get done: covers 200/per, wetlands replication cost 15-25/sq. foot (6500 total),

Jack – the bond isn't holding anything for conscom? Right?
30,000 for work plus 1.5 times means 45000

Brad – pave top course 5985 left, bit conc berm... basically brad goes over his estimated cost to complete. Oh yeah.

Jack says round off to \$47,000, okay?
Yup

Draft/Minutes
May 26, 2004
Planning Board

\$72,745.55 off the tripartite agreement. ?

No further discussion

Alex makes a motion to hold 47000 and return the rest

Tim seconds. To Bruce Reid of Carlton Development Corp.

No discussion.

Vote 5-0 in favor.

So long as we have proper documentation saying what the bank is holding that's a-ok.

Jack says we need a copy of the thing from the environmental engineer. The vote wasn't contingent but we do need that.

Bruce says yupperoo a-ok.

Well, we're holding the full amount so it's not really necessary.

Brad says a few words

Jack says there was an incident today at Pillsbury Pond.

Brad On Ilene court they were putting in the sprinkler system in the wrong spot? On the street.

Jack – Brad you've been doing an excellent job. You've been very professional.

Brad – Pillsbury is going a hundred miles a minute. The weather has been tricky. Boat ramp? What? That pond is like 3 feet deep.

Jack how is Forest Street doing? Are they shut down?

Jacki – no they have allowed some work.

Brad – Alan is holding them to the frog mating season... or something.

Brad is hoping this will be alleviated soonish? They're gonna let binder be put up.

Brad recommended roadbed twice.

Jack what is he using there?

Something about the fill being too silty. Brad is holding him to the mass state spec. All he has to do is pass the spec and the compaction test.

Jack requests (Chaplin Hills) at the beginning of the street? What is causing the water run off in the front? Can you go take some pictures of that?

Brad yeah, there is something going on there so yes. Was there an as built done on that?

Jack – no. We have an offsite drainage as built. Baldpate road drainage is okay.

Acorn way affordable housing

Draft/Minutes
May 26, 2004
Planning Board
Jack and Howard again step aside
Rob was confused about the motion

Alex moves to reconsider vote on acorn way affordable housing.
Tim seconds
No discussion
Vote 3-0 in favor

Alex motions to accept affordable house at old jacobs road.
Rob seconds.
No discussion
Vote 0-3 against.

Shopping center trees and the BOH-
Jack Rob have you seen that memo from the BOH
It's my understanding that there is a break out wall and the front wall was for aesthetic purposes.

Yeah, and rob thought that that was 10 feet from the property line.
Jack why is that letter coming now after they had sort of avoided the subject.

Rob I thought that first letter said 1) they had no authority and 2) they are covering themselves. This response seems full of misunderstanding.

Jack – I don't think we would ever dictate that trees go on top of a septic system.

Jack is not going to get into a rock throwing contest with the BOH.
Jacki Originally it was Deb the agent saying no. Now it's the board's vote.

Jack – BOH can go stricter than state law. Jacki do you know how this was triggered.

Jacki thinks the applicant went back to the BOH after the board said to put the trees in.
The shopping center is coming in the 9th

Tim can we get the BOH to come in as well? That way we can make a motion about the trees.

Jack agrees that we should hear from a BOH rep.

Tim even maybe to get a copy of the original email just so we can get it all done in one night.

MINUTES-

Jack - Rob has a request to reopen the minutes of April 28th.

Draft/Minutes
May 26, 2004
Planning Board

Jacki has yet to hear back about whether we can reopen the minutes. She thinks that we can't cause it is the official record.

Jack I think we do need guidance on this one. Cause the selectmen had an issue in the past.

Rob I was just trying to get at that I wanted to go on record that the applicant just has to take a shovel to do a root prune on the trees to guarantee that the roots would not damage the septic system. It was just about going on the record.

Jack – Okay so now you're on the record. But we'll still get an answer on that.

minutes –

Jack Page 4 many paragraphs down... something needs and E
Page 8 7th para from not form
Page 13 3rd up from bottom of page – that is not a residential area – the nonconforming use is
Same page “send a letter”

Rob page 9 para 5 – and planning board
Para 6 concerned with

Tim motions to accept as amended
Rob seconds
No discussion
5-0 in favor

PUBLIC HEARING

Jack 8:05 opens public hearing – Neve Morin group is here.

Rob reads the legal notice.

Jack this will require a super majority vote

Greg Hockmoth works for Neve Morin four lots off of baldpate
I'm sure everyone knows where the hospital is,... this is just before the hospital.
Common drive for three lots fourth would have its own driveway. Neve agrees with larry

Common drive must be on the lot it is serving. There is frontage for all four lots. The front is wetlands... we can build a causeway. Would be less than 5000 sq feet of alteration. Greg has another plan showing a subdiv plan that does comply with the regulations. Would need a detention pond ... it's a little silly looking.
The common drive works for the applicant the town and the environment. Grading would be less this way. There's a comparison chart thingy. The turn around can be

Draft/Minutes
May 26, 2004
Planning Board

enlarged. The driveway can be moved slightly. We think that common drive way is the way to go.

Jack says okay. There's nobody here from Larry's office.
Firstly you're right it's a tough piece of land and there is always water running out of it. I'm not familiar of the soil except out by the street and that soil is terrible... What would be the grade %?

Greg – 10%

Jack ain't gonna fly

Greg – that can be changed. That were probably showing the maximum.

Jack – we only saw the common drive plan. Not this other plan to compare it too.
Larry points out this is a very long narrow road way. How would emergency access to get to the back house.

Greg as is the road would likely have to be widened cause there isn't enough room for two cars to pass each other.

Jack – Larry also had issues with.... It doesn't do it for me

Tim also goes with larry that you need the length of road stuff....

Greg each site is site specific you wouldn't be setting a precedent because it's specific to this site for specific reasons.

Jack – There are a lot of expensive homes up there and there has always been drainage issues. I'm not sure that this would be a good move for the character of the neighborhood.

How big is the entire site? Jack

Greg about 15-18 acres.

Jack so it's a difference of about an acre being affected.

Howard – he concurs with tim and is concerned with precedent setting.

Alex – agrees with tim and howard. The courts and lanes bylaw was made partially because we were getting an awful lot of common drives... you can do a court and lane and ask for waivers. The water will still come out on the street and there are wash outs and the winters are gross.

Draft/Minutes
May 26, 2004
Planning Board

Greg – the court and lane reqs helped us come up with this. We just think that this site has the potential of furtehr scaling back.

Rob – I don't feel that precidence setting is an issue. I thin that any plan that is attempting to work woith the land in the most sensitive way possible is something I am intereszxted in. At the same time the drainage issues that jack is talking about and the health safety wealth fare have to be taken care of.

Greg we would be encorporating drainage... it's just not shown. We wanted to work with larry

Rob – I have mixed feelings. We follow ordinances but I'm for being creative to work with the land. I'm hearing things for and against.

Jacki has questions: Adequate frontage- the reason of a common drive is to try to preserve the land.... But you have to show that you could access the lots otherwise. If you were to actually have to put four drive ways in there could you?

Greg yes.It would involve wetland filling or extreme cutting.

Jacki – how long would those be

Greg – lot one would be really long. They could do it but it wouldn't make sense.

Jacki – how long would the lane be?

Greg – about the same as the common drive but I don't have the exact number. 600 feet to the outside radius.

Jerry is here. He hasn't had a chance to look at this.

We'll go to the audience.

Howard wexler Boxford (look it up) He appreciates the board sticking to the bylaw, that is very important to him. It seems like they're trying to use the land for something that it is not meant for. Perhaps it should be something with few lots. He thinks neither plan is particularly good.

Dr. Morrasco 102 baldpate road. Wants to compliment the board with their understanding of the land. My major concern is water. The water issues are some times hazardous. Sometimes from an environmental aspect. Automobile oil runs off into his property.

Jack – there is a letter in the mail to you regarding a similar matter. I think at one point or another every septic on that road has failed.

Rob I'm curious you said motor oil?

Draft/Minutes
May 26, 2004
Planning Board

Dr – yes the catch basins empty into my property and when the pasture is full of water the oil floats and you can see it.

Jack – he’s referring to a “first flush” situation.

Greg we flagged all wetland stuff and they did a feasibility study. Down there in the corner is really wet. I doubt you’ll see anything there. Water issues will be top priority for whatever plan we end up with.

Mike finnegan 104 baldpate his main concern is drainage. You know the situation. I understand that they want to develop it. I’m in construction I know how developers are with saying that they want to do everything to appease but they have to be watched

Suds? 107 baldpate road same concern with drainage and the water. The soil is like clay... I just don’t know where the water will go.

Greg wants to point out that the past three people who came up are actually on the opposite side of the high point?

Jack you have a couple of options: one ask us to vote, withdraw without prejudice (so you can reapply) or we can continue it.

Greg continuance cause larry and tom aren’t here to present their ideas. I just wanted to familiarize you on a broad scale. Tom can go into more detail. And it would be great to have larry here.

Rob maybe there is an opportunity to do few lots and provide a draiage system to improve the neighborhood.

Jack – are you willing to entertain a motion to continue?

Tim I’ll let them continue but if it doesn’t meet the standards of courts and lanes then you need 4 out 5 and you would be down one. It’s the only way that I can be fair to all applicants. It isn’t not a court or a lane.

Alex and Howard feel the same.

Greg if the board decides they don’t want the common drive then we will proceed with the lane plan.

Jacki – will you be making adjustments to the plans?

Greg – I don’t know?

Jack – a lot of this frontage is illusionary.

Greg – we disagree

Draft/Minutes
May 26, 2004
Planning Board

Jack – well then show us. We need more of a thorough understanding. Everyone here seems to dislike this. We can continue this. The deadline is July 15th.

Jack wants to see access and how you can do it without rendering the lot useless. I'm curious of how that can be done.

Rob moved to continue the hearing to the June 9th meeting (common drive baldpate)
Alex seconds
No discussion
Vote 5-0 in favor

Business – Shopping center went to ZBA for lights. The timer has been adjusted.

Rob says the foot candles something – he has a weird little note. IES standards... shopping center is at 8 to 10... standard is like 1. The orientation of the lighting poles at GSC has not been coordinated with the planting.

Tim they're coming to the next meeting anyway right? Yeah

Jack would like to suggest that we get a card off to Larry.
Jacki – you want to send flowers? Donation to a hospice?
Jack – you want to come up with a figure. Everyone will just give money to Jacki in an envelope.

BI issue

Tim spoke with him for an hour today. Will give Jacki a copy of all permits in industrial and stuff... Tim told him that we would revisit this in a couple months and see if everything is still going forward. We'll draft a letter to him and copy to selectmen. Seems like there is gonna be a lot. I thanked him for the monthly report. I mentioned a few issues.

Okay.

Public hearing 9:05 open definitive subdiv plan for Nelson Woods

Rob reads both legal notices.

Scenic roads part and tree clearing advertisement has not been completed
Alex moves to continue til June 9th at 8:30
Tim seconds
No discussion
5-0 in favor

Phil Christiansen from C and S in fact everyone is familiar with the land. Here we designed a subdivision that consists of two roads and a form A. We're proposing to

Draft/Minutes
May 26, 2004
Planning Board

construct dennison lane and kinnison court. Five lots developed total. Up to 5 acres in size. Lot one has frontage on nelson street. Lot 2 is the only one with access from kinnison court. Will be thing on plan saying drainage basin will be owned and maintained by lot two.

Waive width for 12 ft instead of 18 and no curbing cause it only serves one house. Proposing 5 ft instead of 15 ft radius. We could change grades but you'd be going up and down and that makes no sense. Drainage into swail then detention pond. Three lots on dennison. Hammerhead turn around. On this road asking waiver of grade to 4%? There's a hill. To meet the grade in the regs would increase the cut? 4% seems good to us.

All the water from nelson back would be collected in catch basins and it would go back to the back of the property and discharged back there. No increase in peak flow off of the site. The plan shows light green disturbed area. 4 acres will be disturbed out of 17 acres. If you look up at dennison court there are light grey areas of wall where the cut would be. Any questions? Oh we stayed away from the wetlands. We don't have wetlands or buffer zone disturbances.

Jack – Jerry did you bring anything?

Jerry stopped by on his way out and the one thing that jumped out at him is that there is a knob that comes off of nelson street. I noticed that it's on a bit of a curb.

Jack – we have site distance standards.

Jerry I didn't see the distances on the plan. It just seems like a difficult spot. And the drainage kind of pulls... will require significant cut. Blasting will need to occur to construct drainage. Other thought: nelson street comes down toward lower portion and nelson seems to be pitched and run off would be contained? Closer to kinnison court there seems to be a lower area that could have a storm water basin. There is a possibility to bring the runoff down there instead of behind the site? It would minimize amount of disturbance. One thought is that if there is a potential to get an easement to minimize the grading. Strike me that lot 2 kinnison court is a drive way... 12 feet is a driveway and there would be an easement? Running with the land.

Phil – it's a sloped surface rather than a crown so drainage is away from lot one.

Jack – I guess a lot of this will depend on the outcome of the other hearing.

Jerry we like to see soils testing... I just didn't see any where the detention basins are proposed. We like the testing there. It's very creative. Larry usually does the zoning review.

Jacki – She gave comments in writing. Wants to know why three curb cuts would be needed and why the lots need to be configured how they are with 15 ft strips running... that seems to be to meet the sq footage.

Phil as far as we know the lots comply with the rules so we'd like to leave them that way.

They got her notes and they'll respond to them.

Draft/Minutes
May 26, 2004
Planning Board

Rob – Questions: how come a defin plan right out of the shoot?

Phil cause we've been working with the property a long time. We felt we should move ahead with it. We felt comfortable with it.

Rob – the mass elec company is that... how does that function in terms of is it available to the public. Public access?

Phil they own it

Jack – so no, not without written permission.

Rob – I think in 3 it talks about soils and I'm very interested in that for the planting material. Article 5 looking for existing conditions plan. It's a separate plan and it indicates trees and water courses and such. It's a stand alone document it's a very powerful document. Paragraph C – watershed plan. (article 5)

Phil I think that is in the drainage report.

Rob type-o on Diane way Interested in how development effects abutters. Imprtant to see how planting plan will address that. (cut right up to abutters.)

Three curb cuts is concern and the scenic road. Lots of concern on dennison road that it might be a ledge or retaining wall condistion. It would effect the historic layout of the road. I don't quite get the lay out of the driveways. Seems there'd be a better way to relate the driveways to the hammerhead design.

A plan showing the proposed tree line v. existing tree line... it's a clearer graphic. Planting plan and lighting and buffering is very important and not an after though. It impacts the historic nature of the road. On the retaining wall the capstone looks great in the bouchers but it's a maintenance nightmare. Standard block: they have other textured faces. Be sensitive to the historic road issue. I know they are cost effective but there might be a better wall for historic issues.

Jack my comments will be brief cause my concerns are mostly regarding the scenic road. I recommend that each member of the board do a site walk. Has that been staked for the center line?

In the next couple days they'll put them in and ribbons on the trees.

Alex – with the driveway and the kinneson area with that being a court I think the court can serve the two houses. Then there would be just two curb cuts. I know you'll have ledge problems in there. If you laid out the lots a little bit differently, could you serve all those lots and eliminate kinneson court if you perhaps extend the road and maybe curve it around.

Phil the issue would be lot shape and grading.

Draft/Minutes
May 26, 2004
Planning Board

Some guy says that the size and location was also based a lot on the buffer zone. We laid it out to do no work in the buffer zone. Larry ogden?

Jack you gonna need any environmental permitting?

Phil nope. Technically not even storm water management. Filed with NPDS

Larry – two driveway was originally something

Jacki – how you measured the frontage off of lot two?

Larry off the court Frontage all around the radius?

Jacki you brought up the conceptual plan, how much land disturbance there?

Larry – a lot more probably...

Phil guesses 7-8 acres.

Jacki and ISH how much disturbed?

Phil about 3.5 acres.

Alex nothing else

Howard – nothing

Tim – I'm just concern about the walls being 9ft tall? That's a lot of stone on the road.

Phil they look like cut granite.

Rob they have the texture of the stone you're thinking of. But the scale is huge.

Jack 0- I think it's the same as the blocks at crescent meadows.

Tim – I was hoping they had something that looked more like stone.
That's it.

Alright jack opens it to the audience.

Bill howman, 23 nelson street across from lots 1 and 2.

I think this plan is better at keeping with the character to the neighborhood than previous plan. Concern with curb cuts and drainage.

Maria govain 22 nelson street: the rear lots, what are those on the plans. Those are

Those aren't separate lots, they cannot be built on?

Maria that is ledge... spittomies had to blast.

Jack – Perc test indicated where house will go?

Maria what is impact of blasting on the homes that are there?

Draft/Minutes
May 26, 2004
Planning Board

Jack – that permitting process is through the fire department. I assume there are no borings there.

Phil – no but we expect to have to blast. And there will be a survey and the blaster will have to have insurance and they'll set up a blasting pattern. More charges but lower intensity? In a close area like this.

Larry – we blasted near a very sensitive area with the guy we'll use usually... no probs.

Bob duvane 22 nelson, when you talk about grade you mentioned ledge and water my septic is like here... How deep are you guys going?

Phil where you pointed
The guy has a tree house and swing set in there.

Rob it would be helpful to see the existing home and septic and take a level to the property

Ted mazzota 18 nelson, concerned with water run off, privacy is a concern – tree line planting. If lot 2 does not maintain the swail who would make them do that.

Jack - Usually we put a covenant in the deed saying the town will go in to maintain and then charge the owner. With a private street we usually ask a release of liability for the town.

Pam Oulette 23 nelson street
If we do a tax map, will our house be there? I can't really tell where our house is?
There's a hill is that staying the same?

Phil yeah?

Larry says the drainage we were going to have about 150 feet of the road drain onto nelson street and we'd be better to have catch basins.

Phil no drainage will go onto nelson street.

Larry – so though we're putting a drain 12 feet into the ground it was to get drainage right at the street.

Myron Dubina asks the neighbors with the senior housing, what if we didn't build up here?

Jack - Makes sense in terms of land disturbance, but the issue was with the character of the neighborhood.

Jack – SO what up?

Draft/Minutes
May 26, 2004
Planning Board

Jacki – we'll need an extension of time for scenic roads.

Applicant signs the extension of time.

Tim makes a motion to accept the extension til sept 30, 2004

Alex seconds

No discussion

5-0 in favor

Alex makes a motion to continue the hearing til 8:30 june 9th

Tim seconds

No discussion

Vote 5-0 in favor.

10:10 hearing ends.

VOUCHERS –

Alex made a motion to pay the one voucher presented.

Howard seconds

No discussion

5-0 in favor.

Rob has a list.

Executive session minutes.

No changes suggested

Tim motions to accept as written.

Alex seconds.

No discussion.

Vote 5-0 in favor.

Master plan committee

We have two letter to stay on committee... but jacki knows nora doug and betty davis want to stay. It's june 30th that they're due.

Tim motions

Alex seconds

No discussion

Vote 5-0 in favor

Meeting adjourned at 10:35