

Minutes
August 25, 2004
Planning Board

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
August 25, 2004
7:00PM**

Present: Jack Moultrie, Chairman; Tim Gerraughty, Vice Chairman;
Rob Hoover, Clerk; Tim Howard; Larry Graham, Technical Review Agent
& Inspector; Jacki Byerley, Town Planner; Kristen Eaton, Administrative
Assistant

Absent: Alex Evangelista, MVPC Representative

Meeting called to order 7:01PM.

Discussion

Georgetown Savings Bank – Final Release of Funds

Hampshire Development Corp. requested a release of their surety in a letter dated July 14, 2004. The Savings Bank has submitted an as-built plan.

Mr. Moultrie said that he is uncomfortable releasing the funds since Hampshire Development is not the applicant.

Attorney Robert Rudolph was present to represent the savings bank. However, due to some confusion, he thought the purpose of the meeting was to discuss Cuffee Doles. He asked if the discussion on the release of the Savings Bank funds could be held over until both he and the board had more information on the matter.

The release of funds for the Georgetown Savings bank will be discussed at the September 8, 2004 planning board meeting.

Acorn Way – Drainage Pond Revisions

Mr. Howard excused himself from this discussion because he is an abutter to the project.

After reading the letter requesting the drainage pond revisions, Mr. Moultrie asked Mr. Nixon if this was his request or that of Tom Moore.

Mr. Nixon said that he was making the request.

Mr. Graham said that he noted the sidewalk being 225 feet from Tenney Street which is unconventional. If the school bus stops there, kids would be walking without a sidewalk.

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His last review was for the elimination of the retaining wall. Rip rap slopes would be needed, which he doesn't think would be as aesthetically pleasing. Functionally it would probably be about the same. He noted that his suggestion regarding the curb is not depicted on this plan. Pond 2 is close in volume to what was proposed. Pond 1 is about 20% less. Mr. Graham's major issue is that he hasn't observed the pond dry. It should be drained out by now.

Mr. Moultrie asked if the pond was still being used as a siltation basin.

Mr. Graham said that that could be the problem, but he would like to be assured of that.

Mr. Nixon said that he hasn't cleaned out either pond yet because Thad Berry told him not to.

Mr. Graham said that the ponds should be draining and if they are not, then they are not what the planning board approved.

Brad Chareth said that the failure to drain could be caused by the silts, so they should clean the ponds out and see what happens.

Mr. Gerraughty said that in regards to the ponds, he feels that if Mr. Graham says they works, then a pond is a pond to him. But he is concerned with the side. Is there anything that could be done, such as putting it across the street?

Mr. Chareth said that the sidewalk could go across the street, but there would be a need for a retaining wall.

Mr. Moultrie said that he is personally against sidewalks to no where in any subdivision. Before he would make a decision on the sidewalk, he would want to know what the school bus will do.

Mr. Hoover said that he loves the idea of trying to save trees if possible, but he thinks it will be difficult with the earth work going on there. He also wondered if the sidewalk was meant to be simply a path to a bus stop or if the ultimate goal was to have a town-wide sidewalk network. He worries that eliminating the sidewalk in this case will imply that sidewalks will not be part of the work required for projects this size in the future.

Mr. Moultrie said that a networking system of sidewalks is not really realistic. Support for such a project goes away quickly once people realize that they will lose part of their front lawn.

Mr. Hoover said that he hopes the bus stop can be at the cul-de-sac.

Mr. Moultrie said that the board will take the matter under advisement until Mr. Graham can approve the ponds and until a better determination can be made on the sidewalks.

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Mr. Graham said that also the extent of the rip rap needs to be clarified on the plan and he's concerned with the overflow. If the water is not draining from the pond either it's totally silted up or the groundwater table was miscalculated. He wants to know which it is.

Mr. Nixon, Mr. Chareth, and Mr. Graham will coordinate it, and the board will revisit this issue in two weeks.

Caribou Court – Extension of Time

Nilson Tidd reviewed the letter from Peter Ogren requesting a 2-year extension on the project because substantial construction of the project will not be completed by March of 2005.

Ms. Byerley pointed out the planning board decision for Caribou Court actually says that approval will lapse in 2006 not 2005.

Mr. Tidd said that that might be enough time to start and complete a substantial amount of the construction, but he'd like to request a one year extension to be safe.

Mr. Tidd and Mr. Moultrie then reviewed with the board the history of this project in regards to ConsCom and the Planning Board. Ownership of Lufkin Brooks is a legal issue currently.

The board came to a consensus that the reasons for delay are significant so they wouldn't have an issue granting an extension. But where Mr. Tidd will have answers to the legal dispute soon and since approval will not lapse until 2006, the board will take no action at this time.

Public Hearings

114 Jewett Street – SPA Change of Use

Bob Rudolph and Kenneth Kumph were present to represent the project. They have reviewed the draft decision and have no problems with the conditions therein.

Mr. Kumph questioned how the board establishes whether there is substantial use. Would he just send a letter telling the board as much?

Ms. Byerley said that he can and that the occupancy permit serves the same purpose.

Mr. Kumph also asked if he chose to rent out the extra space in the building, would he need to come back before the planning board.

Mr. Moultrie said that he would. He would need to keep the business to allowable uses.

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**Mr. Gerraughty made a motion to close the public hearing for 114 Jewett Street.
Mr. Howard seconded.**

Mr. Hoover said that in the findings of fact numbers 1 and 2 (location of other site features and distracting visual features) he thinks that in the future a dumpster such as the one on this property would not be okay.

The board voted 4 to 0 in favor of the motion to close the public hearing.

Mr. Hoover made a motion to accept the certificate of approval with conditions as listed for 114 Jewett Street.

Mr. Howard seconded.

There was no discussion.

The board voted 4 to 0 in favor of the motion.

118 Jewett Street – SPA

Martin Halleran was present to explain the differences in the plan. He has not received comments from Mr. Graham, yet. Parking has been moved. The plan meets ADA standards. Abutting structures have been added. The building will be used by contractors: a plumber and an electrician. There will be no retail. It will be used for office and storage purposes.

There is a superseding order of conditions from ConsCom from two years ago which is effective until November. They need to go for a modification.

Mr. Graham has not reviewed this new plan yet. But he did prefer the other plan with one-way traffic. He said that Mr. Halleran is taking the worst case scenario for parking. He would rather see less parking and more ingress/egress room.

Mr. Gerraughty said that he was concerned with the retaining wall, snow removal, and handicap parking spaces.

Mr. Moultrie asked what was going to be done for drainage.

Mr. Halleran said that his intent is to create the same conditions pre and post construction.

Mr. Hoover asked for clarification on the waiver request. They're requesting a waiver on the requirement of 40% landscaping.

Mr. Halleran said that he'll be doing 15,000 square feet of landscaping.

Mr. Hoover said that he would want to see that the only way to meet the 40% landscaping requirement would be to take out existing trees. Then that waiver would make sense. He also said that a planting plan would be helpful especially in working with the abutter to

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the south on screening. He agrees with Mr. Graham's preference for a one-way entrance and exit. This plan has so many curb cuts. He has a lot of concern for site distance. Also, he would need to see that the turnaround in the back of the building would actually work.

Mr. Graham and Mr. Halleran are going to work together on another conceptual plan.

The applicant requested an extension of time.

Mr. Gerraughty made a motion to accept the extension of time for 118 Jewett Street until December 31, 2004.

Mr. Howard seconded.

There was no discussion.

The board voted 4 to 0 in favor of the extension.

Mr. Gerraughty made a motion to continue the public hearing on 118 Jewett Street until September 22, 2004.

Mr. Howard seconded.

There was no discussion.

The board voted 4 to 0 in favor of the motion.

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The board will not vote on the minutes of August 11, 2004 until the next meeting.

Vouchers

Mr. Gerraughty made a motion to pay the seven vouchers presented totaling \$3,937.50.

Mr. Howard seconded.

There was no discussion.

The board voted 4 to 0 in favor of paying the vouchers.

The board signed the vouchers.

Mr. Hoover made a motion to adjourn the meeting.

Mr. Gerraughty seconded.

There was no discussion.

The board voted 4 to 0 in favor of adjourning the meeting.

The meeting adjourned at 9:30pm.