

Draft/Minutes
September 8, 2004
Planning Board

MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
September 8, 2004
7:00PM

Present: Jack Moultrie, Chairman; Tim Gerraughty, Vice Chairman;
Rob Hoover, Clerk; Alex Evangelista, MVPC Representative;
Tim Howard; Larry Graham, Technical Review Agent & Inspector;
Kristen Eaton, Administrative Assistant

Absent: Jacki Byerley, Town Planner

Meeting called to order 7:01PM.

Discussion

Aff housing task force procedures and recs.

Sachs is here.

Chair of aff housing task force with liz Lowell.

As we work with developers and have units moving into we just wanna set up procedures. Jacki and I have been sending emails. Housing balance bylaw... dated sept 2nd email...

Jack read his over and he understood it pretty well. Did you want to amend that.

Kathy this is what we've started with... it's how we're working with developers.... We do a walk though... but we now ask for a serious of inspections.

Jack would it be good to involved the BI in that?

Kathy yeah but no, cause we bring him in last. He certifies the house that the work requested has been done. So with acorn way and raymonds creek,... we're talking about older off site houses. Ultimately we'll have 2 for raymond's creek.

Tim is surprised that raymond's creek is offsite... will the affordable unit be for seniors?

No for anybody... which works out for the task force... she said something about north st. The biggest need is for family housing. So this is good. (She keeps saying "jacki is well award of that.")

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Kathy wants to talk about resale of existing housing,... in the future... not tonight. If that resale and the lottery something that the task force should be involved in... that house that was being sold is not anymore.

Jack – the process should be the same... one unified standard

Tim – I don't think we have to force someone to sell through a particular process... so long as they follow the rules

Kathy – we wanna use the little hill fund for inspections cause otherwise that money gets added to purchase price and the price goes up.

Jack – can they add improvements that they made to the home?

Kathy – there's a formula. And something about making the house more expensive. The task force couldn't come to a conclusion on resale... and so they don't' wanna talk about that tonight.

Could the housing balance bylaw be amended at the Oct town meeting.... We've been rezoned from Boston to Lawrence. We have to use the boston numbers which are much higher. We'd like it to say "currently applicable" so it's vague unless we

Jack – changing it this fall is unlikely. Unless this is critical...

Kathy – it might be cause we'll be getting the raymond's creek unit number 2.

Tim – are those people now stuck losing 10,000 after changing the zone.

Huh? I so don't get this.

The deed riders used to be 40 years... now they're in perpetuity.

Kathy we look at the MSA incomes... we don't use the most competitive interest rate cause most applications won't qualify for that.

Jack – there are other formlulas why don't we use those.

Kathy – there's no simple answer. There are many programs and many formulas. We're dealing strictly under the bylaw... so we aren't dealing with DHDC regs... state regs. State has changed a lot since the task force was set up. This is not a 40 B project.. there is a difference.

Jack – okay. I just know that sometimes developers are allowed to pick formulas... right

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Kathy – Um, no. Maybe before the task force. I don't think there's more than one formula... if there is, someone should tell us so we can use it... we use what is in the housing balance bylaw. 80% level.

Alex asks about three levels...

Kathy – you aren't talking about the two units before us now right?

Alex – no.

Okay so now it seems like no one is really listening to each other. And they're answering questions that weren't asked.

Smaller houses? Housing balance bylaw doesn't mention equity.

Jack – so you'd like to get together a list of things that you want to amend or change and have a meeting with this board and the task force to put together something for town meeting.

Kathy we wanna talk about handling the resale of the unit. The only thing that needs to go before town meeting is the change to Lawrence.

Jack – you wanna pursue the town meeting thing or us?

Kathy – we want the planning board to request it.

Jack – given the urgency of the situation, I think we should try to discuss it at town meeting.

Set a meeting with Jacki. Okay.

Ideas for little's hill money.

Rob can we get that info before the meeting? Yes

Jack – have you gotten a ruling from town counsel about the use of the little's hill money?

(Pull that decision and ask Delaney about the use of the money.)

Kathy we also have money from the community preservation act.

Jack – did you want the town to get involved in fixing up houses? Huh?

Kathy – it's an idea... again there's no simple answer.

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Kathy – we wanna combine the money that we have.

End discussion.

Georgetown savings bank.

Letter requesting the bond release. Bank has the asbuilt plans. Larry have you inspected this and approved it?

Yup.

Tim did they fix the cement?

Jack that under me as the highway dept

No issues

Alex moves to release the 2500 cash bond posted by the bank.

Rob seconds.

No discussion.

Vote 5-0 in favor.

Acorn way revisions.

Developer brought a new plan tonight.

Larry goes through his report. Number one hasd been taken care of – scale issues.

Items 2 and 3 left with the board... the sidewalk continues down.

Jack the busstop is gonna be at 152 tenney st. I thought we had said that side walk would not be approved in that case that it would have to continue out to the road.

Larry generally you try to get catch basins above the ramp. Someone said it's an ADA violation for having the ramp above the basin? Huh? The catch basin...

Jack – no you can have that so long as there's a gutter.

Larry the issue rises cause there's supposed to be a zero lip.

Rob could you relocate the basin to the upper side?

That's still a problem. The water is totally coming down acorn way.

Tim can you put one on both sides.

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Rob if you could create an outlet on tenney street and get the water into berm and then into the catch basin.

Tim kids are gonna come flying down into the road.

Jack says no to moving the ramp?

I don't get it... they're being all technical with angles and stuff.

Something about stopping it at zero plus 25.

Okay, they came to a conclusion on 2 and 3

4 was a previous revision... it's cool
5 taken care of by revision in note #2

6 has been taken care of. 7 I don't think it has been taken care of. Rob, what's up with that? Extending the curb from acron way up tenney street past the catch basin.

Rob Nixon – Brad and thad said the pitch of tenney is changed and the water flows into libby's catch basin.

Larry sent a sketch. I wanna be sure. He doesn't want a potential overflow across tenney street. The wear and tear of snowfalls on the berm will cause it to fluff off....

So put the granite in. not an issue... just not on the plan tonight
8 moving the guardrail... larry thought there was a better place.

Jack – well that anywhere is gonna be an obstacle to get in there. Normally if we have to get in there, we unbolt a section.

Wait, you mean here? Let's find north.

Guardrail has to be three feet off of pavement...

Larry says it'll be four feet from edge of pavement. 58 berm. Just short of catch basin
13.

Rob agrees with that.

Jack – will that be an issue.

Nixon says no.

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Larry now talks about the ponds... it's yucky. Additional excavations were done....
Groundwater was not the culprit.... But there was not extra siltation in the pond either....
Why won't they exfiltrate in the 72 hour time period.

Jack – what depth of water in the ponds? In 72 hours?

Larry - Max depth would be 3 feet. (3 feet should drain in 72 hours.)
Ground water level were all within a ½ foot and a foot or more below the bottom of the pond.
He didn't see either test thingy. We need to figure out what's going on in the bottom of the pond.

Nixon says they dug on Friday and it was dry by Sunday.

Brad – basically if it doesn't work... he's gonna have to fit it.

Jack we can't really evaluate this unless the surrounding area is stabilized.

Larry is okay with that he just wants to make sure that the board is aware of what's going on and that the results are not what we want it to be.

Brad pond 2 was just backed up.

Rob – will mitigation measures be effective if it is just siltation... to prevent future filtration?

Larry – yeah...
He just said a bunch
Once the site is stabilized you aren't gonna get a lot of silt in the ponds.
He just wanted to put the board on notice.
He's okay letting it go as something that we'll watch.

Deny request to shorten side walk... build as designed.

Clarification – rob are we looking for a motion?

Recall last meeting...

Jack would follow larry... deny request to shorten sidewalk.

There's a change on the plan.

tim made a motion to approve the revised plan dated 9/8/04 subject to larry's report 29 of august and 7th of sept regarding granite curbing on tenney street.
Rob seconds

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Brad will review the ADA standards.

Rob wants to make sure that the board is comfortable with that wording.
Things are talked about but not required in the report.

Jack – they are required... applicant has agreed to comply with requested changes.
Sidewalk, curbing, and location of guardrail specifically.
All is to be reflected in the asbuilt plan.

Dentention basins must be discussed at a later date.

Vote 4-0 in favor. Howard abstains.

Meadows

Jack – it being 8 pm... let's talk about the meadows. Longo is in the hall.

So what's up... nothing has been submitted to tech review

Longo in the past two weeks we walked the property... he met with abutters. And tried to create a new plan to address the density... we reduced it from 25 to 19 units. There is no longer a waiver request on the cul-de-sac. And by doing this we made more open space. We want some feed back from the board and abutters. We want to move forward on the plan.

% of open space... was 38% excluding vernal pool and stormwater...

now it's way more says longo's buddy.

There was concern about the large trees along Pingree lane. Root system travels onto our property. We talked bout moving the road to something.

We talked to the horse farm people and think that evergreens would be better along that strip.

Rob – does that plan reflect the road being further off the stone wall.

No... it'll be like another 7-8 feet from the wall.

Rob – we'll want to see the technical drawings that you can save those trees.

Right says the guy.

The configuration of the road? Jack

The one way in and out is still the same.

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The little exit area is in the buffer... but nothing else is in the wetland area.

Jack requests the mini plans. And so now we need to look at traffic again now that this has been changed.

Police chief did call jack today and he had another engagement.

Larry – no comments that the previous report wouldn't cover in a revised manner. He thinks the biggest dilemma for the board is dealing with the density... does this fit? Is it in character with the neighborhood.

Tim – certainly a step in the right direction. I went on the walk and it was interesting to hear both sides from abutters... we need to
He'd still like to see a few less. He likes the open space... it seems to be more in one area. He wants to hear what the neighbors thinks.

Howard wants to know where the septic is.

Buddy – near the roadway (entrance)

Howard – is with tim, he'd like to see fewer units.... And he likes the evergreens.

Jack – agrees that he'd like to see the units more like the PUD next to it. Difficult to comment on a conceptual drawing.

Alex – right now we know thw horse farm is there? What if they sell that. I wanna make sure that that in the future can't connect to your little road and increase traffic. If they decide to build over there... those people would wanna come out of true lane. I'd just want some sort of protection from that... like a covenant.

Tim – doesn't the state own the strip between?

Alex – but you never know. We could protect the strip that is your land... so that it can't connect to pingree road.

Howard points out that tolman owns three lots back there too.

Rob with density... the massing of the units is also part of the density... I don't think that three units together is in character with the neighborhood. He thinks the saving of the trees along pingree lane is really important because it gets you to the state forest... take into serious consideration the character of the homes and the state forest. The survey needs to show the trees that are over a 6 inch caliper. Granting of the special permit 165-79 C and D are the hurdles.

Martha Endicott from forest edge farm. Met with longo this morning. She still has the same issues... the trees alone are not enough buffer zone because the horse stable runs

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parallel to the project. This will impact her business. The closeness of the building... 100 feet between – barn is 40-50 feet from the stone wall. She's very concerned about fire. Evergreens won't stop that. Concern in the aftermath of the building and buying...that it won't be pleasant and the owners will be listening to the horses and their business. She's worried about safety... spooking horses.

Does any of that happen now? Jack

Not really. The house there is in the front.

Jack – understand that if this was a subdivision, he could build that close to the line.

Martha – I just want to express my concerns... this will impact my business. The neighbors will be annoyed.

Jack – the developer is trying to appease everyone.

Martha wrote to the fire and police chiefs... to come... she is concerned with fires.

Jack – the board is very sympathetic... but we have to be sure that we're denying on solid legal ground. Otherwise, it's in the hands of a land court.

Robert halloway, hired by the 17 families on true lane. This is still pretty preliminary. He appreciates that this is a concept plan.... you don't remotely have the level of detail to make a decision This is a special permit... he has no right to it.

Let's start with the outlet on true lane. That creates a serious and significant safety hazard. This will create pedestrian hazard. So As I understand it there is only anecdotal traffic study. I drove down there tonight and again, that's a tough place to come out of as it is. The curve in there is a blind curve. True lane is an existing problem... that will not be improved if the plan includes that outlet. True lane is opposed to that outlet. It's a safety hazard.

Density is bad. How many trees can be saved... I don't know how much is gonna be impervious. As I understand it, there's already a water table issue. This will exasserbate an existing problem. Plannin board is guided by ch 40 sec 9... must make decisions free from caprice and stuff. It'd be within your discretion to deny them now. Planning board is a tough job. Now you're being told about horses on one side and people on the other side.

This doesn't keep with the character of the neighborhood. It's not with in the context of what is already there. There's more profit in the 19 units... but you don't have to allow it. It's way to dense and not in harmony with the neighborhood.

Gloria Seaboyer has a statement that she wishes to make. I vehemently object to the current plans with access from east main street. The present plans also have access from

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true lane. It's redundant to have the two accesses. Her letter will be in the file. Over growth. True lane is already here and to add an addition access onto east main street will create an additional hazard. There is no building on the access onto east main street. So, it wouldn't affect the developer. She has a police report from last Wednesday and a picture from 15 years ago. Notice from the highway department.

Jack was adamantly opposed to True Lane.

Gloria discusses clearing the brush. It's about time that the town took some responsibility. You can train your kids not to run out into the middle of the street.

Ken Wilson has three kids and the road is right next to his property.

Jack – so, yeah, huge issues. I don't know where this is gonna go. There have been legitimate concerns brought up tonight. Obviously you aren't going to make everyone happy.

Rob adds to the whole character of the neighbor issue... the road design is part of that, and I don't think that it's been discussed. I think the board has the right to ask for documents related to that. Plan with all the abutters and show road context. Rob is looking for a plan showing mass of buildings.

Jack – I think everybody thinks this is better... but... okay.

Howard – what are the size lots on true lane.

Like minimum of ½ acre

Howard – then if there were 16-19 units in here.... That's comparable to true lane.

Matt Bogassani... he wants to speak to the character of Georgetown. Growth is good, but not this. This is not consistent with the Georgetown that he moved to. He's aware of the issues that affect the children. He doesn't see a lot of neighborhoods like this. This is the gateway to Georgetown... we need to take special care of this area... for safety and character.

Danielle Vandersandt, a traffic study needs to be done... but that area is dangerous. She is not an abutter. The other hypotheticals aren't really before you. This plan does not fit with the character. The town has made difficult decisions in the past and it has won in land court.

Paul tarazuk... 11 true lane. I don't know if I'd waste my money on doing new plans on this until the numbers are lower... for units.

Jack – he has been instructed that he's proceeding at his own peril.

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Rob – I think the architectural look of these units is a big part of the character of the

Tim motion to continue to nov 10th.
Howard seconds
No discussion
Vote 5-0

Jim Mc Dowell was john's buddy.

So now it is 9:15.

Fire chief john durkee is here. Just to introduce himself. He'll get better.

Carleton drive

Alex moves to waive the reading of the legal notice.
Tim seconds
No discussion
Vote 5-0 in favor

Matt brassard with james senior the attorney

This is a resubmission of the previous application. Because it's a resubmission we just wanna run through quickly. Layout is similar to the first submission

12 thousand sq foot building to house construction operations... and auxillary use for vehicle maintenance. One change is that the front portion has a parking area for the office... the front is gated from the back. Fueling area has been moved. The brown area os for bulk storage. That's basically the site program. Utilities will be drawn off of Carleton drive. Stormwater management is being approached differently cause the land is super flat.

Something about biotreatment something for stormwater runoff.

Basically Brassard went over the plan.

Larry hasn't reviewed this yet.
Area for vehicles was going to be paved and controlled and contained. What about that bulk storage area? If they can't paved and curb and contain all the vehicle areas, the board might want to set some limitations on.

There will be fill. There's essentially a recharge facility.... Bioretention cell. Matt explains how that works.

How maintenance intensive are those systems? Jack

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Matt – not at all.

How do you intend to deal with gas and oil spills. Jack

Matt pointed to the bottom of the plan and said the word swail.

Sounds good to me... but then again, I'm naïve.

Tim – you're asking for site landscaping waivers... I wanna see a site landscaping plan that will block some of this. It looks like paved, gravel, or wet.

Matt – well there are trees all out front.

Tim – not in the winter.

Matt – I don't think the applicant has a problem providing screening in the front and back.

Rob – yeah you do see it from both the highway and 133. As you come in on Carleton drive you get a shot of this site. It's open in more ways in one.

Is this gonna be a place where the public comes to the offices? Jack

No... this is just for employees. We're retaining our old offices on Norrino Way. (real estate)

This building will just be for construction.

Rarely someone might come.

Certain hours of operation for the fueling? Yeah.

Howard questions in the gravel area... under most construction equipment lies a pool of oil eventually. If it did leak how would it be dealt with.

Matt motorized vehicles will not be stored there. There'd maybe like a trailer.

Site is currently under an existing OOC.

Howards only other issue beyond conscom is the screening.

Letters one from fire dept. & light dept.

Jack no questions at this time

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Alex – screening of construction materials... doesn't wanna see big piles of stuff. He wants to see some semblance of order in the yard.

Rob – why is the existing conditions plan showing as though the site is all wooded?

Matt – the survey was done before clearing... so we didn't see a point of resurveying.

Dan Duval says the limits of clearing are pretty clear on that green plan.

Matt just doesn't really see the benefit.

Rob – there's a lack of sensitivity in the development/approach to this site.
Why did you clear cut the site?

Dan – we had an ooc and we were cleared to proceed with clearing in anticipation of the approval for the building. We ultimately want to clean up the site. It was essentially a junk yard when Mirra bought it. We just proceeded with the clearing and the clean up.

Rob – TO clear a site without knowing the final design, the sensitivity for the character of the neighborhood and the development is secondary to maxing out the site. He echoes tims landscaping want. The rip rap around the back is a cheap fix. A buffering system there would be good. There are good and bad ways to do industrial sites. If this was in a piece of property that was hidden he wouldn't have such deep feelings about it... but this is the first impression to Georgetown, you can see it from the highway. Lighting is a very important part of this... that's not an add on after the design. You need to see a landscaping plan with a lighting plan coordinated upfront together. He thinks those are his general comments. Floor elevation is at 90... he'd like to know the relationship of that to the highway and the context. A context plan indicating where this is in terms of the highway would help

Tim motion to continue to October 13th

Alex seconds
No discussion
Vote 5-0 in favor.

Alex left at like 10

Minutes
Tim moves to approves as amended
Rob seconds
No discussion
4-0 in favor

Adjourning