

Minutes
October 13, 2004
Planning Board

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
October 13, 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 7:04PM.

Discussion

Forest Street - Bond Establishment/Lot Releases

Brad Chareth the subdivision inspector was present to go over his spreadsheet of estimated costs of completion. He said that 90% of the curbing was completed today but the spreadsheet has it listed as being 0% done.

Mike Symes said that he is okay with the estimate remaining at the 0% complete.

Sean Curry said that with the multiplier the final bond amount is \$382,204.00.

Mr. Moultrie said that he has an issue that might change that number. He requested a change in line ten from \$1000.00 to \$6000.00 to replace the entire width and length of Jewett Street from the two flare points of Forest Street.

Mr. Symes asked what the length is.

Mr. Moultrie said that it's 75 feet. It represents the area where trenches were put in.

Mr. Symes asked if \$15,000.00 was a reasonable number for that repair.

Mr. Moultrie said that \$6000.00 is, and then we use the multiplier.

Mr. Curry said that since Mr. Chareth said the curbing is done the board would be holding enough money to cover that.

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Mr. Moultrie expressed his anger and disappointment with the way this project has been run. The most recent inspection report from Mr. Chareth indicates that problems are continuing.

Ms. Byerley said that in regards to the bond agreement the board can either add the \$15,000.00 to the current estimate or reduce the curbing by 11% and the estimate would be left as is.

Mr. Hoover asked if that was something the board typically does.

Mr. Moultrie said that the subdivision inspector is present to vouch for the change.

Ms. Byerley said that if the board chooses to leave the bond at its current amount. Then item 47 would be reduced to \$80,575.00 to be 11.5% complete and item 10 would be increased to \$15,000.00 to be 0% complete.

Mr. Gerraughty made a motion to accept the tripartite agreement for Forest Street in the amount of \$382,204.00 as per Mr. Chareth's spreadsheet as amended tonight. Mr. Hoover seconded. There was no further discussion. The board voted 4-0 in favor of the motion.

Mr. Gerraughty made a motion to release lots 2-7 for Forest Street. Mr. Hoover seconded. There was no further discussion. The board voted 4-0 in favor of the lot releases.

The board signed the lot release and tripartite agreement.

The board and Mr. Symes discussed what needs to be completed on the project before winter.

Public Hearing

Carleton Drive - SPA

Mr. Gerraughty made a motion to accept the extension of time to issue a decision for Carleton Drive to December 31, 2004. Mr. Hoover seconded. There was no further discussion. The board voted 4-0 in favor of the extension.

Mr. Gerraughty made a motion to continue the public hearing for Carleton Drive to November 10, 2004. Mr. Hoover seconded. There was no further discussion.

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The board voted 4-0 in favor of the continuance.

Board Business

Janet Byrne was present to discuss the associate position and to introduce herself to the board.

The board and Ms. Byerley explained the position to Ms. Byrne.

The board decided to hold a joint meeting with the Board of Selectmen to determine whether Ms. Byrne would be appointed the associate member to the planning board.

Vouchers

Mr. Gerraughty made a motion to pay the 22 vouchers presented totaling \$11,338.32.

Mr. Howard seconded.

There was no further discussion.

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

The board signed the vouchers.

Minutes

In regards to the minutes of September 8, 2004, Mr. Moultrie corrected the spellings of Matt Borghesani and Danielle VanderZanden on page 8.

Mr. Gerraughty made a motion to approve the minutes of September 8, 2004 as amended.

Mr. Hoover seconded.

There was no further discussion.

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

Public Hearing

Rock Pond Estates – Definitive Subdivision Plan

The hearing was opened a little after 9 pm.

Mr. Gerraughty made a motion to waive the reading of the legal notice.

Mr. Hoover seconded.

There was no discussion.

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

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William Holt from PLS was present with the applicant Joe Pelich and current owner Jim Bussing to present the plan.

Karen Blake and Laurie Johnson from Garden Rhythms Design were present to present the landscaping plan.

Ms. Byerley went over her review of the plan. She said that the applicant would need DEP confirmation on the Simmons report.

Mr. Bussing said that he was told by Simmons that the report was all that was necessary.

Mr. Pelich said that he was adamant that DEP doesn't give confirmation on 21E reports.

Mr. Pelich will be requesting a waiver for bituminous concrete.

Ms. Byerley said that she thinks the board will be more comfortable with the road staying private then. She'd like a calculation of how much landscaping he will be doing.

When asked about snow storage, Mr. Holt said that it will be at the end of the road with any excess going in the detention area.

Mr. Graham then went over points of his report dated 10/13/2004.

Mr. Pelich said in regard to note G on page 8 that he doesn't want a no cut zone there because he plans to landscape extensively in the area. They will have to cut.

Mr. Hoover said that that sounds great. It would be helpful to somehow add a note or something to clarify that, though, because as the plans read now there would be one tulip tree period.

Mr. Pelich suggested a note that the wall won't be disturbed. He feels the landscaping is a field decision. He'd be willing to come back in to the planning board before the tree cutting takes place to discuss what will happen.

Mr. Moultrie suggested that if the board can't get confirmation from DEP on the 21E report, then the board could require an independent review. He wonders how long the DEP commentary period is.

Mr. Hoover said that he thinks the planting plan is a great effort. He made some comments and suggestions on the plants to be used. He also said that the lights and the underground utilities need to be coordinated with the planting.

Regarding the 21E the board would prefer to speak with the consultant from Simmons. They feel that a lot of the concerns regarding the process could be cleared up by a conversation with him.

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Mr. Bussing said that he would ask Mr. Simmons to come to the next meeting.

Mr. Gerraughty made a motion to continue the public hearing on Rock Pond Estates to the October 27, 2004 meeting.

Mr. Hoover seconded.

There was no further discussion.

The board voted 4-0 in favor of the continuation.

Adjournment

Mr. Gerraughty made a motion to adjourn the meeting.

Mr. Hoover seconded.

There was no discussion.

The board voted 4-0 in favor of adjourning.

The meeting adjourned at 11:30 pm.