

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Basement Meeting Room
January 7, 2004
7:00PM**

Present: Jack Moultrie, Chairman; Tim Gerraughty; Rob Hoover; Alex Evangelista; Larry Graham, Planning Board Technical Review Agent & Inspector; Jacki Byerley, Town Planner; Kristen Eaton, Administrative Assistant

Absent: Chris Hopkins, Vice Chairman, larry graham

Meeting called to order 7:02PM.

Discussion

First on the agenda acorn way-

Jacki - tripartite agreement is signed by the bank awaiting board signature. Asking for five lots 2,3,4,5, and 7 to be released.

Millennium did estimate - \$get amt from jacki

Alex moves to release lots and sign tripart

Rob seconds

No discussion

Vote 4-0 in favor

Board signs the agreement and lot releases.

Next item – Little hill tripartite agreement

Mr spear says they have two. Where's larry?

Jack we have the report from larry.

Spear does not.

Jack what is item nine

Spear – Res o3 res o5 completed.

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Comments under 1.2 larry questions whether... there is additional restoration work required

Spear parts need to be cleaned, but no further construction needed.

Larry says restoration not construction so maybe

Jack- tripart phase 2-18 how many lots? 18 or 18 plus.

Spear – I'd have to count... It's about 18. There is one that is being used and I consider it completed, lot 31... not on a road. It's in the phase down the hill... already cleared.

Jack, we let you extend the road and build one more lots, is this that

Spear this is right next to that. The road has not been build in front of the lot. The lot is done beyond that.

Tripartite +560 thousand.

Memo dated dec 25th... that number is from original estimate. Has been amended since.

Tripart dated jan 6th...

Jack contingencies have been added in?

Jacki yes

Jack we aren't doing 2.5 times.

Jacki 50% continency.

Per lot separate fund goes into little's hill affordable housing fund.

Open space and soccer field were the other issues.

Original 25% contingency

Cause we usually do 2.5 times the amount, larry recommend 50 % contingency. Spears would like to do 25% contingency agreement.

Jack why?

Spear, I work on NA planning board... we do 10 %. Wilmington does 12%. And that's maybe high. We're phasing, so those numbers should be good for a six month period of time.

Jack - Georgetown hasn't had a good record with developers in the past 10% is acceptable usually, but if another contractor has to come in to clean up someone else's mess, prices go up. I have mixed emotions. Let's talk about it... Jacki

Jacki- no real issue. We need a uniform system instead of a case by case basis. He has one more phase to go.

Jakc – Lots?

22-23... 18 +12

Rob- I'm interested in what Larry has to say

(Larry enters 7:22)

Rob – every town is different and has a different history

Alex – I'm willing to go with what Jacki says.

Tim – Without notifying someone in advance, we should still with 25% so he doesn't have to go back to the bank and pay those expenses.

Spear – If a developer needs the money in the large contingency, then he may have financial difficulty meeting ends in the end.

Jack – well, you're going to have money one way or the other.

Spear – I've seen projects elongated cause too much was taken. It could be a negative issue in making those decisions. If you've been burned in the past it should be 50%

Larry has picked up on what we're talking about

Larry – the 25% conting I'm fine with it if you're gonna use a 2.5 multiplier.

Jack what do you think of that

Spear – We'll take it as is... we just wanted to ask cause we've worked with other towns and this seemed high. No harm asking.

Jack – I'm inclined to leave it at 50%. It's a tough place. Soil conditions are trying to say the least. Board?

Alex – I feel just like you. We've always given money back as they go along.

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Tim – standardization is good.

Final figure of tripart \$556,754.85

Alex motions to accept tripart
Rob seconds

No further discussion
Vote 4-0

(Mr. and Mrs. Craig are told that the mirra's haven't submitted anything else.)

Board signs tripart?

Next- village at georgetown 197 jewett street endorse

Mr. Latham and zaboras

Latham we used standard town forms and there they are.

Jack... is everything in order jacki?

Yes. Form M needs to be signed. Release or liability and form G needs to be signed. And endorse plans

Alex moves to endorse plans, sign form G and M and accept release from liability and record form N – conveyance of easements and utilities
Rob seconds

No discussion.

Vote 4-0 in favor.

7:47

Next Whispering pines would like to set up a tripart agreement.

We've got one for Raymond's creek... senior housing... has been released

I'm asking for 7 lots which leaves me with 12

Family is retaining the 12 (and one of the seven)?

Setting up tripart for \$431020. Requesting release of lots 8 17 19 21 18 22 23

2.5 times millenniums estimate.

Tim motions to accept tripart and release those 7 lots.
Alex seconds

No discussion

Vote 4-0 in favor
Board signs tripart.

Also wants to ask the board to waive site plan review and have it fall under jurisdiction of building inspector.

Jack we can't openly vote on that without having a public hearing. If you wanna schedule a public hearing to amend the plan you can.

Jacki if it isn't a substantial change you can

Aren't there critical grading issues there?

Against maglio yes. Otherwise, no.

For the most part the project is flat, I understand for chaplin hills but with acorn way it wasn't necessary, so I think the same standard applies here. I don't think it's a substantial change.

Jack - I have no problem taking it under admisement, but I would want to look at the original agreement and decision.

The way it is now, I can't submit a building permit larry needs to sign off on it.

Jack is it a substantial change? Can we alter a condition set at a public hearing? It's taking a condition off, can we legally do that.

Jacki – yes, it's your condition. It's no different than changing something minor on a plan.

Rob- larry? What about the two areas of grading?

Larry – the grading near deer run is fairly critical, but should be done as part of the subdivision.

Jack – Al thought the review of those lots was at the end of the grading stage? larry have to review and approve on every individual lot before he can get a building permit,

Guy – it's a time issue. Charlie would flag questionable lots?

Larry – I have to respond within 10 or 14 days.

Jacki will just go get the decision.

Jack – I don't have a problem with the request. But acorn made the request prior. This is being made after.

Rob – so the question is one of procedure?

Jack – yeah... sort of. Is this even a minor change? It was a condition voted on and discussed at public hearing and now there is no public here. Why didn't you request it before?

John? –

Jack – you can't compare you're situation to acorn.

John – But I asked for changes before without a public hearing and that was a much more substantial change. Change to buildings and the length of road.

Jacki the statement that non substantial changes can be made is not in the original agreement. There might be something in MGL that would allow you to make the change without it being in the document.

Jack – we'll take it under advisement and jacki will look into it. And we'll revisiti this at the next meeting. Do we have time then?

Jacki – yes. And as stated larry is required to look at the lots within 15 days,

NEXT –

Alex motions to continue public hearing carleton drive
Until info is returned, until next meeting jan 21st
Tim seconds
No discussion
Vote 4-0

Alex motions same for east main street to jan 21st
Tim seconds
No discussion
Vote 4-0

MINUTES

Misspelled Mr Zamboras. Pg 8

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Pg four public hear rob expresses two concerns: see sheet

Motion to accept as amended alex
Second rob
No discussion
Vote 4-0

Correspondence

Discussion

Larry whispering pines atlantic is supposed to do survey

Jack they're reluctant cause of money but they're doing it

Wanna get survey then we'll proceed

Next Subdivision regulations

Jacki you might have problems with the disk, I can email it.

I highlighted upto about section six and made changes or highlighted things for discussion. I'd like each of you to read through and make changes. Disks will track the changes.

Get developers and engineers comments and then do public hearing to accept them.'

Rob- developers and engineers are last stop?

We're part of that last go round

Sec 3- 3.3.1 sub sec 2

Jack - Statutory private way? Why is that a problem?

Jacki – cause it's saying that "statutory private way" doesn't meet the definition listed

There are three ways to anr
Maintained as a public way by the town?
Before subdivision control law
Creation of a subdivision

Jacki - The lines says If the lot is on a private way then it doesn't meet an ANR.

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If town clerk says that that private way is travelled... unfinished thought.

Jack – I trust your judgment.

Jacki – Town Council will review everything.

Jacki Would like to distribute to other town departments with in three weeks. So please review and submit comments.

Larry DEP something note--- jacki's got it

NEXT - Warrant articles must be in by January 26. Even at least in rough form.

One article to accept master Plan

Meeting master plan january 13th Tuesday in sm meeting room 6 pm.

Other article: To accept zoning map. the map is crap around 95 residential stuff is not. Meeting next Tuesday to fix map... we should enter the new map at town meeting to be official map. We'll reserve spot on warrant for that.

Jack, what is zoning board's problem

Flood plain portion needs to be changed. Kathleen never did it. ZBA will have to come up with language, we hold meeting but they have to do the research.

Jack - Setbacks too far? How you figure? No answer.

Tim - Memo to ZBA about footing the bill?

Jack – let me talk to them.

Zoning articles

Rob would like to work on changining

1- for app to be considered complete alll documents must be in together.... As opposed to now when drawings come al all different time and such, willy nilly special permit and Site plan approval

2 – def of open space (worth a try but everyone laughs.)
we need consistancy

Tim – open space two defs see the sky vs. what's there is there

Rob, we need to include wetlands... it just needs updating.

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Need to fool around with the def.... Use for recreation and such.

Rob wants to focus on wetlands... the def does not include wetlands. Wetlands are being used by developers as openspace.

8:54pm

larry mostly no more than 50% of the land can be wetlands used as openspace.

Rob - Shouldn't be used as credit for open space.

We need consistency in defs.

Jack leaves.

Jacki – it's a good idea.
Jack returns.

Rob will draft some language and we'll discuss it on the 21st.

Jack – nothing on street acceptance?

Jacki... we could but we're not

Jack – budget is getting severe and some of these streets have gone without acceptance for years.

Jacki – can highway look into that?

Jack – it's the planning board's responsibility. I can't get involved in that legally.

Friendly taking under ch 79?

Alex – maybe we should wait til fall.

Jack – let it be known that there's a list of subdivisions that we've let slide. We need to address this, The streets are deteriorating and the town can do nothing.

Tim – do we have a list of unaccepted roads?

Sawmill, rosemarie, bayberry, abbey lane, bellview, longview

Jack – can we get a printed list of all the unaccepted streets.

Tim- we got back the 500 bucks for paying larry's bill?

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Yeah, we're waiting to transfer stuff.

NEXT meetings list:

No one has a problem
Larry looks at the list.

NEXT 14 vouchers

Tim motions to sign the vouchers
Alex seconds
No discussion
4-0

board signs the vouchers

Jacki we're looking into moving the office to the corner

Alex says go for it
Tim, I don't care either way... you all should have one full time secretary.

Steve's okay with it... Charlie is iffy.

Jacki other thing payroll – why does jack have to sign it?

Jack – I think it's in the town charter. Check with Toni. I have no issue, but we've gotta look into it.

No one else expressed concerns or issues.

Meeting adjourned at