

Draft/Minutes
February 25, 2004
Planning Board

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Basement Meeting Room
February 25, 2004
7:00PM**

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

Absent:

Meeting called to order 7:02PM.

Discussion

Shopping Center

Larry says that he assumed the board wanted to discuss SC

Jack we have a copy of the current SPA procedures. Jacki explain a bit? Are the most significant parts highlighted

Jacki yes.. there is some stuff in the bylaw that is more indepth.

Jack does that refer to the SUB Div regs somewhere? Is everything left to his discretion

Jacki it was in his contract what he looks at and what he doesn't

Jack aren't they supposed to call you before they change drain line and stuff

Larry yeah but sub div reqs would be diff.

Jack if there's drain basin problems then it's gonna need special attention for inspections and they should call you before they back hoe

Larry let's talk specifically about SC. There were problems. I inspected all the structures on site but didn't inspect each individual something... to follow up last week – Marty suggested get and order in for the something... 4 in diff turned out to be 2 in diff. Can't as build all the something... You want water moving slow.

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Jack are they gonna be able to give us if there's gonna be adverse effects to the 2 in

Catch basins

Stuff boiling out of catch basins?

Larry no... but pipes might not like flush themselves. All the grades were like .5% so flat as can be likely no probs.

Jack grade situation in front of the bank? West side. Drive thru no one knows the deal really.

Rob - Six inch diff on grading of parking.

This is sort of not exciting.

Rob – revisions now would be the time to have a document on how they play to resolve curbing and landscaping

Drainage interim as built... Huh? Ask Jacki about this.

It would be not just an asbuilt it would be a combo something

I don't think it's a big deal to take care of this says larry

How much planting space effected by changes

Less than 40 ft.

Revised SP they can't plant the trees we approved... in some area.

Rob thinks it should be there charge to show how theyre dealing with that

Larry looked tat the land scaping plan and it's not clear how the existing trees will be treated. Existing trees aren't in plan... assumed the plant are gone.

Rob says they were gonna stay but lappin came to Jacki and PB to change

Alex in at 7:15

Good idea something with trees... let's take em out.

Tim rob had written a letter prior to being on the board.

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Jack those trees are a prob caus eof wires and you get gross u shaped things

Larry Atlantic's plan shows existing trees and And landscaping plan doesn't

Jacki met with Landscape arch and they are replacing trees out front. Will come back with us on March 10 will present a revised planting plan then

Larry was out there Monday... Lady said curbing around light stand?

Light stand almost on Rossios prop... shows like rossio might build a curbing there but he's not bound to do. Suggestion to move light... I think.

Rossio owns building with post office?

Discussion of tim's shoes

Anyway, larry doesn't think there is anything else.

We'll wait til they present the revised plan.

Rob – so two plans coming in – landscpariing and SP

Fuller court

Jack was looking at the map larry provided in report... What's with the second driveway... is that gone?

Larry shows jack where the drive way is.

That's gone. That's still there.

That there was an existing gravel drive

We have a site easement

Jack was that supposed to be deeded to the town so we can go clean that up.... I'm reluctant to sign even a temp occupancy permit without something in writing.

Jacki supposed to be a permanent site easement

Jack – let's get something written on that

Larry doesn't say the town gets any sort of record it's just in the deed

It's in the decision says jacki – permanent easement

Chris said it would be in the deed to her property

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Jack – okay that sounds right It should be in her deed to reflect our easement.

Site distance easement – completely town's responsibility

Basically there are shrubs that grow big and we cut them back.

Jack wants a recorded easement in hand in case there is ever a need to enforce it.

Larry recommended to Jacki that there be a temp occupancy permit cause work is not complete... detention basin just roughed out. Grading not done. They can't work on it now.

Jack I'm uncomfortable cause they have both props for sale the developers aren't going to be there and it'll be passed out of their hands completely.

Larry then it'll probably be 2-3 months on the site work/

Jacki – she's closing Friday

Jack – what about payment for Larry?

We have over 2000.

No rec for occupancy until everything is completed

Jack I didn't realize that she was selling everything

We thought she was staying there.

Consensus

Site plan things

Criteria for minor revisions.

We looked and chatted

Only North Andover has things in by-law

Jack I don't think we have to make this a major situation just like a little list.

Substantial changes in grade lighting, but then we have to say what substantial says.

Jacki says Larry and she might benefit from knowing what is major v. minor

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Jack – there needs to be a standard

Tim there is it's just larry's mind and view. He says IMO and such

Maybe we should do like a review on the agenda once a quarter or something.
On the agenda or something Tim

Chris defers to the experts larry and jacki

Alex goes along with tim and chris – I'd like to see a review of projects we have but I want to let larry use his discretion in technical things.. drainage streets site distances. I liked seeing millenniums report from a bit ago

Rob – I'd like to see the board be more involved in these types of decisions. I think as far as tech revisions are concerned... storm water revisions and the like definitely fall into larry's discretion... but I think when you start changing lay out of designs and what places will look like... that's the PB job and the PB is smart and can make these decisions. A lot of town's just say any changes come back to the board.. projects go faster and more efficiently and something. When I go to a town where they have zero tolerance for revisions you do it right the first time. If I had a magic wand I would say zero tolerance. It comes back to the board. Changes culture and streamlines things. If not that way then define what is minor... curb moves 12" or less... something something. Pedestrian and vehicle moving comes back to the board.

Jack my concern is that if you're gonna lay that out on paper and use that as a consensus? Does that sound reasonable to everyone...?

Grading 3" or more. Things.

Tim but it will take at least 2 weeks everytime at least cause need to get on agenda. Things have changed since Rob got on the board. Larry is adapting to what is now considered important.

Jack larry what would you consider substantial

Larry it's relative.... Depending on change and grade and distance and stuff. I don't know if you guys would consider this. What about one member of the board being the liason to the board for the for an individual project.

Jacki – I think that's my job.

Alex – I think we tried that a few years ago.

Rob – my role is not just landscaping, I'm talking about the whole site.

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Chris – If I looked at a bunch of dirt I would have no clue. I'd just waste an afternoon and have to ask Larry if it's substantial.

Rob – can we just have an agenda point be Larry saying these were the minor changes on projects?

Larry – only a prob when the change happens tomorrow and the next meeting is forever away and the paving needs doing now

Jacki what you guys are talking about are field changes, (mistakes) They weren't deliberate.

Jack it's not a big deal to discuss this every two weeks

Chris – but we're talking about things that are already done. So minor mods would come just for informational purposes.

Tim – but if it's something that effects the project substantially they'll have to change it

Rob – it'll be like a flag as we'll be able to see the number of minor mods that come in.

Chris would we do it for every pending site plan, or just the shopping center? This is a major project for the town. Can we just flag this one for the next couple of weeks.

Alex – well this project is probably gonna lay off the changes cause we scared them last week.

Chris thinks a quarterly review of all projects and that certain projects be flagged to be on the agenda more regularly. That way we don't need to see the crap that will weigh us down and kill us.

Rob thinks that is a good compromise. Rob cares about ALL these changes. There is a board member now that cares.

Getty station is ignoring letters

We should require notification in writing of start date.

We have a preconstruction meeting but don't always have start date.

Quarterly on most... shopping center every two weeks.

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Offsite improvement whispering pines

2010 – date to use money
Longo is behind on payments.

Jack will talk to him.

Jacki they'll be in on March 10 for a lot release.

We should tell them ahead of time that we won't be releasing lots until he pays his back payments.

The money is for the road project. We're losing money cause we aren't getting the interest.

Prelim Survey stuff is underway.

Warrant articles

What we're going ahead with... Jacki needs to advertise and know if there's any change to site plan review landscaping.

She gave it to you at the last meeting.

Larry leaves – 8:10 pm

Rob thinks there was a lot of questions last meeting on

Jack what are we doing with the landscape article

Jacki rob had suggested three things back in JAN. I put together what I thought he wanted for site landscaping. I want to know if you want to go ahead with it

Master plan only needs approval from PB... so it might not be put on for Town meeting. We'd have to give a presentation at town meeting. We have to submit something to the state and then in september we have a finished one and do a vote

Tim thinks we shouldn't do any warrant articles if we don't do the master plan cause it's 400 to advertise. It was worth it to get 2-3 things done but the mp was the big thing I thought.

Discussion of when the selectmen like to do things in town meeting.

We're req to give a report at town meeting anyway.

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Tim if we discuss one of these articles each month we won't be cramming things in in the end.

Jack – you don't want to try to have town meeting trying to digest too many things at once. We need to keep it simple. Controversial things will just get passed over.

Rob has a lot area thing.

Change is difficult. Gotta be careful we're on sound legal ground.

So consensus is we'll do nothing at the town meeting except report on the Master plan.

Jacki – well, what ones do we want to do.

Landscaping article... Chris says the board should be better at giving instruction.

Tim lets not just spin our wheels and duplicate efforts.

I don't know,... evidently the landscape thing jacki wrote sucks. We need to put things in writing before we send her off for working and doing

Jacki says that CBA as ex. Jacki has no issue looking into that. She wouldn't expect rob to look into vacant land in town. Having all five of you say that you want me to look I'm cool with that. And if you aren't happy I can look into that, not just one member.

Tim says yeah things in writing...

Jack has an issue with the mention of wetlands in rob's proposal here.

Chris majority of the board. Fine off we go and get language and it's a board decision and jacki will work on it

Jacki right exactly but I can't just look into it for one guy.

No need to throw it together for town meeting. I'd rather have a lot of research behind me.

Landscape, lot def and building height are in writing. Email is fine for informational purposes, discussion is not okay.

Tim so let's concentrate on these three for the fall.

Rob – checklist is this included?

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Jack that was that discussion before.

Jacki, the checklist is just an office document. We can change that. And it's not a warrant article

Discussion of robs lot article thing... man crap. ANR lots wouldn't apply and stuff.

Jack says our CBA stipulations are really stiff. You're gonna have a firestorm on your hands

Rob – obviously if I can't convince any of you then this isn't going anywhere

Tim – this board likes to play devil's advocate. I agree that if you don't do something now you'll end up with something something... yucky.

Wetlands is changeable. Huh?

Jacki thinks maybe you don't want to change the def of lot. This might fall more under CBA.

Jack I don't want to step on conservation's toes with the wetlands stuff

Rob – we need to just keep talking about it.

This will just be for sub divs.

Correspondence

Jacki has been appointed Brownfields rep.
Congratulations.

Minutes

Alex motions to accept Feb 11 as written
Rob seconds
No discussion
Vote 5-0

Vouchers

Alex motions to pay vouchers
Rob seconds
No discussion

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Vote 5-0

Reminder about positions becoming open. 2 year position and 5 year position.
Pull papers to run.

Executive Session

Motion to enter 5- 0 in executive session (list each)

First, situation with settlement between king and spear. Jack has an issue with signing something that he doesn't know the ramifications of.

Tim last paragraph seems to imply that we would be open to suit if we didn't sign.

Jack- I think we have the right to know what is going on, what that document says

Chris – based on statement we're out and they settled. You can ask for the settlement. We're the client we have the right to see that. We're not having to pay anything.

Jack is this superior court or land court?

Both.

Isn't it public

Settlement agreement no. dismissal yes.

Should we request a copy?

Chris I don't think we need to know how much spear paid.

Jacki – that's why we didn't get a copy of the settlement because once we're through with this public hearing this is all going to be public documents.

Jack – I just feel like info is being held from us.,

Jacki – he's not with holding it he's just protecting the settlement.

Jack – I need an explanation, we're not being vindicated, they're dropping the suit and we're paying legal fees.

Right

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Jack – I'll go with it. I trust Chris's expertise.

Alex says we can't take votes in executive session.

Motion to leave executive session?

Chris abstains from some discussion.

Out. Backwards out – rob to tim. Yes

Alex motions to authorize joel bard to sign the king v spears agreement.

Tim seconds

No discussion

Vote 5-0

Discussion

Sawmill that money is ours. Jacki needs a punch list of items that need to be completed on the road. As built? Improvements? Should we send millennium out there? No Jack wants to go out there.

The guy can't find deeds for roadway. Unless residence has a deed we'll need to get sign offs from every resident about they're frontage

The guy will sign off on anything but he's not paying anything

Jack - Maybe we should do an eminent domain taking.

Motion to adjourn alex

Tim seconds

Vote 5-0