

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Basement Meeting Room
May 28, 2003
7:00PM**

Present: Jack Moultrie, Chairman; Christopher Hopkins, Vice-Chairman; Peter Sarno; Alex Evangelista; Rob Hoover; Jacki Byerley, Town Planner; Tim Gerraughty, Alternate Member; Larry Graham, Planning Board Technical Review Agent & Inspector; Janet Pantano, Administrative Assistant

Absent:

Form A-Norino Way

Cynthia O'Connell of Beals Associates explained the plan to the board.

Mr. Moultrie explained the abandoned roadway and what would be happening with it.

Ms. Byerley stated that by changing the lot lines the plan does not agree with the ZBA decision and she stated that the applicant should go back to the ZBA. She stated that it might require a finding.

Ms. O'Connell stated that she would go to the ZBA.

Mr. Evangelista stated that they would waive the fee if they returned to the Planning Board.

Ms. O'Connell stated that she would withdraw the plan.

Form A-Lee Way

Bob Gnoza stated that they want to split the lot on Lee Way. He stated that his mother would live in her home and he would be building another home.

Mr. Moultrie stated that Lee Way and Milton Way are not on the Official Town Map. He stated that he talked to someone a few months ago regarding this property and told him that the streets are not on a town road.

Mr. Gnoza stated that in 1985 they had this problem and they did build the lot. He stated that the Building Inspector stated that the lot could be built on.

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Mr. Moultrie showed the official town map to the Mr. Gnoza.

Mr. Sarno asked if a Court or Lane would be allowed.

Mr. Moultrie stated that they would have to construct the way if they built a Court or Lane.

Mr. Gnoza explained the history of the lot.

Mrs. Byerley explained the process to the owner.

Mr. Moultrie stated that if Mr. Gnoza can prove that something was here prior and have his Engineer come in and explain they may be able to reconsider.

Mr. Gnoza stated they have to find out what has to be done to construct a road.

Mr. Sarno stated that maybe a Court could be constructed.

Mr. Moultrie stated that the homeowners own to the center of the road. He stated that he would look in his files and see if he has a plan that was here prior. He stated that they would try to help them out.

Mr. Gnoza withdrew the Form A plan on Lee Way.

Crescent Meadow-Tripartite Agreement & Form K

Ms. Byerley stated that we received an estimate from Bob Carter of Millennium Engineering and the applicant has received a tripartite agreement from Stoneham Bank for \$119,375 which is two and a half times the estimate. She stated that they also are requesting a release of lot 1A, 2A, 3A.

Board looked over the agreement.

Mr. Evangelista made a motion to release Lots 1A, 2A, 3A on Crescent Meadow and to hold a Tripartite Agreement for \$119,375. Second by Mr. Hopkins. All in favor 5-0.

Emma Harris-PUD

Mr. Sarno excused himself

Nancy McCann attorney for the applicant introduced those present for the applicant, Jim Scanlon and Vaclac Talacko of Hancock Engineering, Peter Canfalone owner. She explained the plan and the history of the plan. She stated that this is two plans a Definitive Subdivision and a PUD. She stated that this is a good site for a PUD with 26 acres of contiguous open space. She stated that

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the plan utilities are laid out in an orderly fashion and asked for a waiver on two lots to meet all the requirements. She stated that they have received comments from Mr. Graham. She stated that they propose to have one unit of affordable housing offsite for a more social dynamic unit. She stated that the town bylaw does allow this. She stated that the board has recommended the PUD to them.

Mr. Talacko gave a response letter to the board on comments from Mr. Graham. He explained the location of the parcel. He stated that the land is flat and from the street an open grassy field with a race track type of road and a pond near Jewett Street. He stated that the soils are all sands and that they have delineated the wetlands and would be filing a NOI with the ConsCom. He stated that they are developing a third of the parcel. He stated that they would use standard underground utilities. He stated that they propose to use country drainage into an infiltration system. He stated that they have some minor changes from Mr. Graham on the emergency overflow and he would look into this. He stated that they are asking for several waivers most related to the drainage system. He explained the waivers, iron rods not stone bounds, no granite curbing because of drainage, and elevations on Jewett Street that Mr. Graham recommends. He stated that a few waivers have to do with the drainage system. He explained additional waivers. He stated that they plan for the road to become a town road on completion.

Mr. Moultrie asked Mr. Graham to give his report.

Mr. Graham stated that he supports all waivers except the waiver regarding the elevations on Jewett Street. He stated the board should take action on the waivers so applicant could continue with their plans. He questioned two lots that they feel are not in compliance.

Mr. Talacko stated that in Amendment 122 it states frontage required.

Ms. Byerley read Amendment 122 that requires 125ft of frontage.

Mr. Graham agreed with this. He stated that they want to construct the road to the town regulations and to have the road become a Town road.

Mr. Moultrie stated that a PUD is not usually accepted because of reduction of drainage etc. He stated that the roadbed would have to be built to town regulations on drainage etc. He stated that this issue could be open for discussion. He stated that with today's budget they do not want to accept something that would require a lot of maintenance.

Mr. Graham stated that this is the best system for this lot. He stated that there is not a lot of maintenance for these systems.

Mr. Hoover stated that this is a system that is being used more often.

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Mr. Evangelista stated that country drainage works well.

Mr. Hopkins stated that he is okay with country drainage.

Mr. Gerraughty stated that on Lot 7 & 8 the drainage system is in front of the lots and could pose a problem if they have to tear up someone's lawn.

Mr. Talacko stated that it would not be to bad a job to do.

Ms. Byerley stated that the 50ft right of way for the sidewalk is on an easement for lot 1.

Mr. Talacko explained that this was moved from the wetlands.

Mr. Moultrie stated that he does not see a problem with this drainage for this lot.

Mr. Graham stated an overflow would be added which would give more life to the system. He stated that in 30 to 40 years the system infiltrators might have to be replaced. He stated that streetlights should be added and let the light department know what they would be looking at.

Mr. Hoover stated that they could add country lighting and look at the height of the poles etc.

Mr. Graham stated have one light should be at the beginning, half way and at the cul de sac. He stated that he would not want the subdivision flooded with lights.

Mr. Talacko stated that the Light Department would be open to suggestions.

Mr. Evangelista stated that the lights are usually every 200ft and then at the cul de sac.

Mr. Hoover stated wattage and style depend on a lighting photometrics study and this can make a big difference on lighting.

Mr. Talacko explained the process with the Light Department.

Mr. Hoover asked if they could do a photometrics plan.

Mr. Canfalone stated that they have specs with underground utilities and that it is standard to require lights every 200ft. He stated that town has to decide the specs.

Mr. Graham stated that they show a 10ft x 10ft easement for electrical and on another plan the Light Department required 15ft x 15ft so they should check with the Light Department. He asked about a one way sign at the cul de sac and at

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the beginning of the street a speed limit sign. He stated that they should check with the Police Department on this.

Ms. Byerley stated that if the road supports two cars then they should not make it a one-way.

Mr. Moultrie stated that they should check with the Police Department. He asked Ms. Byerley to send a letter.

Mr. Graham stated that street trees should be shown on a plan.

Mr. Talacko stated that they would do this.

Mr. Graham stated the Board should have a site walk. He stated that they should rough stake rear lots so the board can see the open space lot. He stated that they should transfer open space to the ConsCom.

Mr. Evangelista stated that this should be done before an approval. He stated that they should take the easements and should be done before lots are released.

Ms. McCann stated that this would be in the covenant for the open space and the affordable housing. She stated that the open space has to be from a public way.

Mr. Evangelista stated that the plan should be on disc.

Mr. Talacko stated that they would provide a plan on disc. He asked why Mr. Graham would want a 28ft road instead of 26ft road.

Mr. Hoover asked about levels and garages under. He asked them to check the turning areas for cars. He stated that the water table is two feet below grade and asked how this would drain.

Mr. Talacko stated that the water would never reach the basements.

Mr. Hoover stated that he might want to check this

Mr. Talacko stated that he meets BOH regulations.

Mr. Confalone stated that he would go over the elevations with the engineer and he would do this house by house.

Mr. Hoover stated that it is important to have a planting plan and on lots 2 & 3 they should provide plantings between homes.

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Mr. Confalone stated that this is just a box plan with homes and that they would make changes to each lot.

Mr. Hoover had a question on the stone wall in front and if the abutter was aware of raising land.

Abutter asked if she was going to be in a puddle.

Mr. Moultrie stated that the applicant must equalize the drainage. He asked for further questions from the audience.

No questions

Mr. Talacko stated that they would like direction on waivers.

Mr. Graham stated that they should go over any waivers that are a problem. He stated that they eliminated number 6, should decide on slope on the cul de sac, delete requirement for catch basins, as they do not need with country drainage, frontage, 2-3ft separation.

Ms. Byerley stated that they should not vote on the waivers until a decision has been made.

Board gave approval for the developer to go forward.

Ms. McCann stated that they could make a decision tonight.

Mr. Hopkins stated that the Board would have to have more information on affordable housing before a decision was made.

Ms. McCann stated that this could be added to the covenant. She stated that the unit could be in the subdivision or offsite.

Mr. Hopkins stated that they have done an offsite unit before.

Ms. Byerley asked if they have regulations on what they would want outside of the subdivision.

Mr. Gerraughty stated that he would like to see the unit in the subdivision not in a slum area and do we have something from the Affordable Task Force regarding use.

Mr. Hoover agreed that the unit should be in the subdivision.

Mr. Canfalone stated that with a 40B this works great but in a subdivision the units do not always work well. He stated that the other homeowners feel that

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they subsidized that one home. He asked to present something else maybe find a cape with a new kitchen and bath and a better situation. He stated that he would do whatever the board wanted. He asked for time to put a proposal together.

Mr. Hopkins stated that there would be nothing wrong with looking at this. He stated that they should keep open minds. He stated that Mr. Graham suggested a site walk.

Mr. Canfalone stated that they would schedule a site walk with the Planner.

Ms. Byerley stated that the centerline of the road should be staked.

Mr. Hopkins made a motion to extend decision date for the Emma Harris Definitive and PUD to September 30, 2003. Second by Mr. Evangelista. All in favor 4-0.

Mr. Hopkins made a motion to extend the Public Hearing for the Emma Harris Definitive and PUD to June 25, 2003 at 9:00PM. Second by Mr. Evangelista. All in favor 4-0.

North Street-ISH

Mr. Moultrie opened the Public Hearing. He stated that the applicant would talk first then the board then the audience.

Mr. Anderson stated that Mr. Kiley, Sean Buldger, Kenneth Cram, Theo Kindermans are present this evening. He stated that this is a reapplication for 53 Independent Senior Housing units at the Georgetown Sand and Gravel site. He stated that 8 units would be for affordable housing. He stated that they first applied in July of 2002. He stated that they are not starting from the beginning and that most members have been present for all hearings. He stated that they started with 66 units and then reduced this to 53 units. He stated that they would go over the technical and legal areas but would compress data. He gave condo documents to the board.

Mr. Buldger explained the condo documents and that these are from Whitestone Village that the board has already seen with another project.

Mr. Anderson stated that an abutter Veda Connelly gave him a letter to read at her request and he would do this later in the meeting.

John Kiley stated that they would run through the power point presentation for the board and the audience.

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Mr. Buldger stated that they believe the plan complies with Chapter 165. He stated that they feel the project complies with zoning and the ISH bylaw. He stated that they have condo documents and that each owner would contribute to overall project. He stated that there was a traffic review by the board and that Mr. Graham has stated that all is satisfactory with the traffic. He stated that lighting is addressed and landscaping. He stated that they would restore the site to a green site and it would blend more to the neighborhood. He stated that the open space does meet the requirements and would be under the condo association. He stated that fire and safety for residents has been addressed. He stated that there would be no charges for use of the clubhouse for owners. He stated that this plan advances the interest of the town and the neighborhood.

Mr. Graham stated that he pulled together a report of issues not resolved before. He stated still 53 units proposed and that with several units he is concerned on esthetics and pedestrian access and safety. He stated maybe reduction of units because of the less than standard 20ft of space between the garage and base of pavement. He stated that the units with problems are scattered on the site. He stated that there is some flexibility in some areas. He stated that if you noticed in the presentation that the backs of some cars are over the sidewalk.

Mr. Buldger stated that they could adjust the plan to meet this comment. He stated that on the density of units they have reduced units from 66 to 53 and this number is what the seller the Pybus's and Hawthorne partners can work with.

Mr. Moultrie asked about snow storage.

Mr. Buldger stated that snow storage would be between the units and in the island and banks.

Mr. Kindermans explained the snow storage.

Mr. Moultrie stated that he is concerned for safety vehicles getting in. He stated that he would like to see snow storage on the plan.

Mr. Graham stated that he does not agree with the snow storage.

Mr. Kindermans stated that they have looked at the issue of units in the south section and could move or flip units and make some double units.

Mr. Graham stated that they could double some units instead of adding to the cul de sac. He stated that regarding the traffic a civil works company did look at area and did a site walk and that the applicant's numbers were good and that this plan would not cause an adverse impact to the area. He stated that the open space delineation has not been received as of yet.

Mr. Cram explained and showed a plan of the open space to the board.

Mr. Graham asked if the board wanted one large piece of open space or broken up pieces.

Mr. Kindermans explained area wetlands and stated that the detention basins are not in the open space.

Mr. Moultrie stated that he does not have an issue with open space especially with how the land is now used as industrial.

Mr. Evangelista stated that all the open space is on this side of the tracks.

Mr. Hoover stated that the building separations are of 20ft minimum. He stated that he appreciated the simulation but would like to see the plan from a street view not from the air. He stated that if you did this you would see all buildings. He asked the slope on unit 6, 7, 8.

Mr. Kindermans stated that the slope was a 3 to 1 slope.

Mr. Hoover stated that he was okay with a 3 to 1 slope. He stated that he agrees with Mr. Graham on cars and turning radius. He asked to move units back and forth to offset them. He stated that with the planting plan and with grading plan there is no back yard in some units. He asked in general with the site are their issues with the gravel and pesticides, etc.

Mr. Graham stated that he has not gotten into this yet. He stated that the whole site has to be reshaped. He stated that they would have to bring topsoil and fill to the site. He stated that he would suggest as a condition of any approval on monitoring wells.

Mr. Moultrie stated that this plan is in the river front area.

Mr. Hoover asked about the footpath up the back.

Mr. Kiley stated that the town owns land in the rear and that they are looking to get easement rights to go over to this land on the other side of the tracks. He stated that the Power Company has never given a public easement over power lines.

Mr. Hoover stated that they propose two different styles of lights.

Mr. Kindermans stated that they have more down lights around driveways and in the drive they have ornamental lighting.

Mr. Hoover asked them to combine the style and to be consistent.

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Mr. Hopkins stated that they could take away the footpath if no easement.

Mr. Graham stated that if the board is happy with the open space then they should file a plan with the board.

Mr. Evangelista stated that the path should stay and that he has never heard of a Light or Power Company refusing residents to cross. He stated that it would be better then having people cutting through people's backyard.

Mr. Moultrie stated that they can not dictate to build a path over someone's land.

Mr. Evangelista stated that he would rather see a path then to have people crossing anywhere.

Mr. Kiley stated that the Power Company has never legally given access to people.

Mr. Sarno stated how much land is in the rear.

Mr. Kiley stated town land and 25 acres that may go to the ConsCom.

Mr. Sarno stated that this leads credence to Mr. Evangelista's plan for a path. He asked if there would be restoration of the land in the rear.

Mr. Kindermans showed land in the rear and washing stations and stated that they are working with the ConsCom on a restoration plan for washing area and how to restore vegetation.

Mr. Kiley stated that they would talk about a donation to town of the land.

Mr. Sarno stated that a site walk should be taken and that a picture is worth a thousand words on this site.

Mr. Graham stated that with the town owned parcel and a path his concern is for residents and where are their cars going to park and if a lot for six cars should be built.

Mr. Buldger stated that they are amendable to a parking area.

Mr. Kiley stated that he would not want to make a large area. He stated that numbers would have to be looked at.

Ms. Byerley asked if off street parking is allowed in the area.

Mr. Moultrie stated that the sidewalk should meet the sidewalk on North Street.

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Mr. Graham stated that the parking for the clubhouse is questionable. He stated that they should put in additional spaces and if not needed then restore area later.

Mr. Buldger stated 17 spaces now.

Mr. Moultrie asked the size of the recreational clubhouse.

Mr. Buldger stated that the clubhouse is for residents only, for parties and get togethers.

Mr. Kiley explained that they would use the clubhouse for parties, have grills available, and small functions for 100 people.

Mr. Buldger stated that the bylaw states not more then 12 spaces.

Mr. Hoover stated that they could build the minimum and then if needed add more spaces.

Mr. Kiley stated that each unit has two garages and two spaces behind the garage. He stated that if spaces are needed they could add after the fact.

Mr. Evangelista stated most people would walk to the clubhouse.

Mr. Hoover stated that they could make sure area is graded out for future and if needed.

Mr. Graham asked about the Septic System.

Mr. Cram stated that the BOH was working with them

Mr. Graham stated to let him know when they go out to site and dig. He stated that the drainage has a surcharge system and with all storms recommend modifying inverts and grades and not have surcharge.

Mr. Kiley stated that they would work with Mr. Graham on this issue.

Mr. Graham stated that they have filed with the ConsCom.

Mr. Moultrie asked where they are with the ConsCom.

Mr. Kindermans stated that they have done a site walk and done all testing. He stated that he thought they would be another two months.

Mr. Moultrie asked for questions from the audience.

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John Zibel 214 North Street asked that if they put in a path he would request a fence along his property.

Arthur Greenberg 123 Pond Street stated that the Sand and Gravel treated the land badly. He stated that this was an environmental and wildlife disaster and he is against this plan. He stated that the town has sufficient housing for the elderly now and we do not want to bring in elderly to town. He stated that the Sand & Gavel has had major drainage to the Parker River. He asked if they ever notify the DEP on trucks buried on the site. He stated that with this plan the town would need more wells for residents and electric power. He stated would the town have deeds for the property for town use. He stated that there would be major damage by the use shifting and this plan would cause more damage. He stated that they won their case on Pond Street for a 40B project. He stated he has the lawyers and that he would see you all in court if this plan were approved.

North Street stated developer has worked with the residents his property would go up trucks would not go

Gary Morris of Haverhill stated that this is an abandoned railroad bed and he owns.

Mr. Moultrie stated that this does not relate to this project and the board would not discuss the issue. He stated that he has talked to Mr. Morris about this issue before.

Mr. Morris continued to discuss issue.

Mr. Moultrie asked Mr. Morris to leave.

Kathy Sachs of the Affordable Housing Task Force stated that there is a need for affordable housing in town and that 35 % of the current residents could not afford homes in town in today's market. She stated that 55 years is not elderly and the need is here for this housing. She stated that there is a waiting list for units at Trestle Way.

Marilyn Diehl stated that she works with seniors and she applauds this project and she agrees that a sidewalk to North Street should be added.

Attorney Anderson stated that he wanted to add Veda Connolly's letter into the record.

James Edwards 76 Mill Street stated that he is in favor of this project and that it is a no brainer. He stated that we are an overburden community and this project is not an overburden to town and the land is worth a lot to the town. He stated that he sees only positives for the town with this plan.

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George Skane 162 North Street stated that the developers have kept in contact with the residents and he wants to see this plan go forward.

Bob Deflumeri 9 Silver Mine Lane stated that the developers have been great. He stated that our schools are already taxed and this is a win win situation for the Town. He stated that he would rather see this instead of homes.

Mr. Edwards stated that this is a project where residents want in the plan in our backyard. He stated that not often residents want development.

Mr. Evangelista stated that earlier there was talk to give land to the State. He stated that the State give land away and he would not want to see this happen with this land.

Mr. Moultrie stated that they should set up a site walk with the Planner.

Ms. Byerley stated that they should withdraw the original plan.

Mr. Anderson stated that they would withdraw the original 192 North Street ISH plan.

Mr. Hopkins made a motion to accept the withdrawal of Hawthorne Development original 192 North Street ISH Plan. Second by Evangelista. All in favor 5-0.

Mr. Hopkins made a motion to extend the decision date on the new Hawthorne Development 192 North Street ISH Plan to September 30, 2003. Second by Mr. Evangelista. All in favor 5-0.

Mr. Moultrie stated that they should come back with a snow removal plan, an extended sidewalk, proposed parking spaces for path, staggering buildings, a change to parking at the units, redo units to the south, lighting fixtures, open space calculations.

Ms. Byerley stated that they should have a construction schedule.

Mr. Hoover stated they should look at the grading in the rear of lots.

Mr. Hopkins stated density has not been addressed. He stated that this would increase traffic to the center of town. He stated that they should consider issue of density and a reduction of some sort would help.

Mr. Moultrie stated the should also look at a fence for the abutter to the path Mr. Zibel. He stated that the condo document should be sent to town Council.

Ms. Byerley asked for another copy for town council.

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Mr. Moultrie stated that they are hoping for a vote shortly. He stated that the ConsCom has to resolve their issues.

Mr. Sarno made a motion to continue the Public Hearing on 192 North Street ISH to July 9, 2003 at 7:30PM. Second by Mr. Hopkins. All in favor 5-0.

Acorn Way/Definitive Subdivision

Mr. Moultrie apologized for being late. He opened the Public Hearing on the Acorn Way Definitive Subdivision.

Mr. Sarno excused himself, as he is an abutter.

Nancy McCann attorney for the applicant stated that they have submitted a Definitive and a PUD plan. She stated that the PUD would not be heard tonight because of a publication problem. She explained the definitive plan is a proof plan a conventional plan with a road and a cul de sac and that the board suggested a PUD plan to the applicant. She stated that they propose 10 lots on 20 acres with waivers. She stated that they have not received comments from Mr. Graham.

Thad Berry engineer for the applicant explained the PUD.

Ms. Byerley stated that tonight they have to talk about the Definitive plan.

Thad Berry stated that they propose to make the ponds bigger and would maintain the flow on the property with drainage and off site improvements to Jewett Street. He stated that the off site improvements are part of a separate filing with the Town and the ConsCom.

Ms. Byerley asked for a copy of the proof plan. She asked how many acres are on each lot and contiguous building area on each lot.

Mr. Berry read the acreage and upland area. He stated that they could not discuss comments tonight from Mr. Graham but asked if he could work with Mr. Graham on the plan.

Mr. Graham asked if overflow is a separate pipe.

Mr. Berry stated that he could do this.

Mr. Moultrie asked for comments on this plan.

Tom Moore 159 Tenney Street stated that he never received a notice of tonight's meeting.

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Mr. Moultrie stated that his home is new and might not be on the assessor's list yet.

Mr. Moore stated that he has an easement for drainage not for a pond.

Ms. McCann stated that the easement was provided with the home for a detention pond.

Mr. Berry stated that there is a pond and a culvert connection between the pond.

Mr. Moore asked why they had to increase the pond size.

Mr. Berry stated that board has asked for the pond to be increased. He stated that there would be water in the pond that would infiltrate into the ground.

Mr. Evangelista stated that he understands Mr. Moore's concerns and asked if they could put chambers underneath and then cover them.

Mr. Moultrie asked how much water would be in the pond.

Mr. Berry stated only inches.

Mr. Moore stated that he understood an easement for drainage or sewer or catch basin but not a pond.

Mr. Moultrie stated that this is what a drainage easement is for.

Mr. Nixon stated that he would get Mr. Moore the plan page showing the drainage easement.

Mr. Berry stated that the intent was to go to a steeper grade to take the water to the rear of the site.

Tim Howard 169 Jewett Street asked why re-route the traffic island as it works well.

Mr. Moultrie stated that there have been numerous traffic accidents in this area and drainage problem in this area. He stated that they are being proactive and trying to fix issues.

Mr. Howard asked how would big rigs would make the corner.

Mr. Berry stated the proposed plan has a wider corner then now.

Libby Potter 150 Tenney Street stated that trucks now make this corner at 30 to 40 miles an hour.

Mr. Berry stated that the driveways affected would be reconfigured and paved and loam and seeded where needed.

Abutter asked if area could be made into a park.

Mr. Moultrie stated that they might be able to put in benches.

Steve 165 Jewett Street asked what would happen with his drive and if this would make a safer exit for him.

Mr. Berry explained that his line of site would be increased and that would make the exit safer.

Libby Potter asked if the telephone poles would be moved.

Mr. Berry explained the poles that would be moved.

Ms. Potter stated that if neighbors are going to make a park for children she has concerns for the pond on her property and would request some fencing. She stated that she would not be in favor of a park.

Discussion on next meeting date

Mr. Hopkins made a motion to continue the Public Hearings on Acorn Way Definitive and PUD to June 25, 2003 at 8:00PM. Second by Mr. Evangelista. All in favor 4-0.

Mr. Hopkins made a motion to extend the Acorn Way Definitive and PUD decision date to September 30, 2003. Second by Mr. Evangelista. All in favor 4-0.

Discussion on plans and whether to continue or withdraw original Definitive.

Mr. Evangelista motion to continue the original Definitive Subdivision Plan on Acorn Way to September 10, 2003 at 7:30PM. Second by Mr. Hoover. All in favor 4-0.

Board Business

Vouchers

- American Speedy-----business cards-----\$30.00
- Jacki Byerley-----Mileage/Conference-----68.40

Technical Review/H. L. Graham

- Planning Board General-----\$180.00
- Chaplin Hills-----\$252.50

- 65 Jackman Street/CMR-----\$252.50
- 192 North Street-Sand & Gravel-----\$103.75
- Acorn Way-----\$270.00
- Nelson Street-----\$387.50
- Cuffee Dole's-----\$148.75
- Georgetown Savings Bank-----\$148.75
- Whispering Pines-----\$360.00

Business

Budget

Mr. Moultrie stated that they might have to cut our budget by \$14,000.

Mr. Sarno stated that at the FinCom Meeting that there is more money then originally thought and cuts not as drastic as thought. He stated that if they can not cut the Library as much as they thought then there may be more cuts.

Mr. Moultrie stated that he would take from his budget to support the Planning board.

Ms. Byerley stated that if the budget is cut then Janet would be laid off and her hours would be cut and she would loose her health insurance.

Board asked about increasing fees.

Ms. Byerley stated that they could increase the PUD fees. She stated that we take in a lot of fees \$60,000 last year and 35,000 this year.

Appointments

Ms. Byerley stated that Robin O'Malley sent a letter requesting to be reappointed to the CIP committee.

Mr. Hopkins made a motion to reappoint Robin O'Malley as the Planning Board representative to the CIP committee. Second by Mr. Evangelista. All in favor 5-0.

Ms. Byerley asked each Board member to email her a name for the Master plan committee.

Mr. Moultrie stated that they should keep members to a minimum. He stated that the transportation section is done and paid for.

Street Acceptance

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Mr. Moultrie asked Ms. Byerley to contact Mr. Cormier regarding Rosemarie and Sawmill for street acceptance. He stated that Mr. Cormier would like to finish these streets that his father was involved with to settle the estate.

Cedar Lane

Mr. Moultrie asked Ms. Byerley to send a letter to Town Council to go forward on Cedar Lane.

Business

Mr. Gerraughty asked that they have someone from the Affordable Housing Task Force come to a meeting to discuss the affordable housing in the proposed ISH plans.

Ms. Byerley stated that she would contact them and request someone to come in to our next meeting.

Georgetown Shopping Center

Ms. Byerley stated that the Georgetown Shopping Center would be starting renovations soon.

Mr. Hopkins made a motion to adjourn. Second by Mr. Evangelista. All in favor 5-0.

Meeting adjourned 12:00PM.

Minutes transcribed by J. Pantano.

Minutes approved as amended June 11, 2003.