

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Basement Meeting Room
October 8, 2003
7:00PM**

Present: Jack Moultrie, Chairman; Mr. Evangelista; Mr. Hoover; Mr. Gerraughty; Jacki Byerley, Town Planner

Absent: Christopher Hopkins, Vice Chairman; Larry Graham, Planning Board Technical Review Agent & Inspector

Meeting called to order 7:00PM.

ANR Plan-North Street-Cheney/Pyrus

Mr. Hoover motioned to APPROVE the ANR plan 182 & 192 North Street, 2nd Mr. Evangelista, voted 4-0 in favor of the motion.

Little's Hill-Soccer Field-ROW

Mr. Spear informed the Planning Board that he had met with Mr. Hopkins on the placement of the fence and determined to make it square with one gate. He has submitted draft documents for the Town to accept the soccer field at the Fall Town Meeting, language will be added that the land will be used for active recreation. Mr. Spear stated that they were working on the sign with Conservation.

Mr. Spear discussed the modification to the roadway that had previously been voted on by the Planning Board but still needed approval for the alignment. A review of Graham Associates memo dated September 29, 2003 followed.

There will be a 12' area in front of the King's property that will remain paved but will not be considered as part of the traveled way. Mr. Spear felt that he could work with Mr. Graham and the Town Planner to resolve many of the issues the memo contacted.

The Planning Board expressed concern with the amount of parking and felt that people would start using the 12' paved area in front of King's as parking. It was determined that a note would be placed on the plans stating that "No Parking" signs may be utilized if the need arises for the 12' area. An additional note regarding the water lines and the storm drains.

118 East Main Street discussion from ZBA

Ms. Byerley informed the Planning Board that the discussion that took place at the Zoning Board meeting on October 7, 2003 determined that the 30 day appeal starts when Charlie response to a written request for action. Mr. Moultrie expressed concern that should the applicant come before the Planning Board for site plan approval that it would be a difficult application to approve. Mr. Moultrie felt the largest concerns were whether a lot that has agricultural use can have a manufacturing business on site also and whether what is on site currently would be able to meet the criteria of site plan approval. Mr. Gerraughty didn't think it was fair to penalize Aulson for falling through the cracks when there is a possibility that he would not receive the necessary approvals.

Mr. Hoover suggested requesting the applicant to come before the Planning Board for discussion. Mr. Moultrie suggested speaking with the Building Inspector. The Planning Board determined to have the Town Planner speak with the Building Inspector and possibly invite Mr. Aulson in on the discussion, if Mr. Brett was more comfortable speaking the Board have him come before the next Planning Board meeting.

63 Jackman Street-Continued Public Hearing-SPA

Mr. Grasso, engineer for the applicant, submitted revised plans dated October 7, 2003, which addressed Graham Associates concerns. Mr. Hoover asked whether the lighting would be shielded. Mr. Grasso responded that it would be.

Mr. Evangelista motioned to close the public hearing, 2nd by Mr. Gerraughty, voted 4-0 in favor of the motion.

The Planning Board reviewed the draft decision. Mr. Evangelista requested that the decision reflect that no outside storage or stockpiling of automotive parts be allowed on site. Mr. Hoover requested that a condition be placed stating that the lighting has to be shielded.

Mr. Gerraughty motioned to approve the Site Plan Approval with conditions as amended, 2nd by Mr. Evangelista, voted 4-0 in favor of the motion.

Correspondence

Ms. Byerley had submitted a memo requesting the Planning Board to determine how the length of road is measured. Mr. Halleran was present at the meeting. Mr. Moultrie stated that they could not discuss a project once it was in litigation. Ms. Byerley stated that this was not only for the project in litigation but needed a clear definition. Mr. Moultrie suggested reviewing other plans to see what has been consistently done in the Town. This will come back to be discussed at a future Planning Board meeting.

Minutes

Ms. Byerley informed the Planning Board of some revision with regards to Site Plan Approval application for Carleton Drive.

Mr. Gerraughty motioned to approve as the minutes for September 24, 2003 as amended, 2nd by Mr. Evangelista, voted 3-0-1, Mr. Moultrie abstained because he was absent from the September 24, 2003 meeting.

Vouchers

Mr. Evangelista motioned to pay the vouchers to Millennium Engineering, Graham Associates and Kopelman & Paige, as listed, 2nd by Mr. Gerraughty, voted 4-0 in favor of the motion.

Mr. Gerraughty suggested that the year old bill from Graham Associates for review of Cuffee Dole's be paid from the Planning Board expense account. Mr. Gerraughty felt that Mr. Graham had waited long enough for his money and should be paid. Mr. Moultrie didn't think it was legal to do but requested that the Town Planner look into it.

Adjournment

Mr. Evangelista motioned to adjourn the meeting of October 8, 2003, 2nd by Mr. Gerraughty, voted 4-0 in favor of the motion.