

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Basement Meeting Room
November 12, 2003
7:00PM**

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

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

Meeting called to order 7:05PM.

Discussion

Minutes

Mr. Evangelista motioned to approve the minutes of October 8, 2003, 2nd by Mr. Hoover, voted 4-0 in favor of the motion.

Acorn Way waiver request

Mr. Nixon, developer for Acorn was requested to use Cape Cod Berm instead of sloped granite curbing except for the drop inlets at the catch basins. Mr. Moultrie stated as the Highway Survey he was ok with the use of bituminous curbing. He felt that granite could be a nuisance because of maintenance and more expense to repair. Mr. Moultrie felt that the use of Cape Cod Berm was to be based on the amount of traffic on street. The transition pieces needs to remain granite with the mouth of the intersection to be cape cod berm. Mr. Hoover also questioned whether the use of cape cod berm at the main intersection in place of slope granite would be an effective barrier. Mr. Nixon stated no it would not affect it.

Mr. Gerraughty motion to grant the waiver request to use cape cod berm instead of sloped granite curbing except for the drop inlets at the catch basins based on the low volume of traffic anticipated and that the barrier will not be affected, 2nd by Mr. Evangelista, voted 4-0 in favor of the motion.

Endorsement of North Street ISH

Mr. Cohen informed the Planning Board that the road names have been accepted by the 911 coordinator and added to the plan.

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Mr. Hoover motioned to endorse the mylars, 2nd by Mr. Evangelista, voted 4-0 in favor of motion.

Vouchers

Mr. Gerraughty motioned to sign the 15 vouchers presented, 2nd by Mr. Evangelista voted 4-0 in favor of the motion.

118 East Main Street Update

Mr. Moultrie informed the Board members that the Board of Health rescinded its septic approval because of leaching area in ROW. He also stated that the owner's engineer claimed that the Planning Board stated that the place was to be converted back to a family home to get the septic system through.

Mr. Evangelista stated that he wrote letters to the Building Inspector because he believes it was subject to site plan approval. Mr. Brett interpreted that under exceptions agriculture use is exempted from site plan approval. Mr. Evangelist felt that commercial use should have come to the Planning Board. He stated that Getty had to come to the Planning Board along with Cuffee Doles. Mr. Brett stated that Cuffee Doles was way over 500 SF of floor space. Mr. Brett stated that the Planning Board would be within their rights to appeal to the ZBA. Mr. Brett stated that the woodworking business has been there since before 1962 and that there is no proof that the retail had been abandoned there.

Mr. Evangelista stated that he has concerns with the parking and traffic. Mr. Moultrie stated that there is no delineated parking.

Mr. Hoover questioned whether there were any parking requirements? Mr. Moultrie stated that not with a grandfathered use.

Mr. Moultrie stated that he would be required to park on his own property but falls under the police to ticket.

Mr. Moultrie stated that the new design of the road will most likely eliminate the farm stand.

Mr. Evangelista felt that it should come before the Planning Board and wants to appeal it to the Zoning Board Appeals.

Mr. Moultrie requested to hold off on making any motions until Mr. Hopkins was present.

Deer Run bond establishment and lot releases

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Mr. Hoover motioned to release from covenant lots 2a1, 2a2, 2a4, 2a5 and hold lot 2a3 for collateral along with the performance bond deposit of money, 2nd by Mr. Gerraughty voted 4-0 in favor of the motion.

Public Hearings

East Main Street-retail and restaurant Map 14 Lot 10-Site Plan Approval

Mr. Gerraughty motioned to accept the applicant's request to continue the public hearing until December 10, 2003, 9:00 p.m., 2nd by Mr. Evangelista, voted 4-0 in favor of the motion.

Mr. Hoover explained to the Planning Board that the company he works for designed a project in Exeter New Hampshire and Mirra was the contractor. He filed the appropriate disclosure forms with the Town Clerk's office.

Board Business

Little's Hill

Ms. Byerley informed the Planning Board that Little's Hill has received Conservation approval to construct the wall/sign in the designated Open Space land. Mr. Moultrie stated that they still have the issue with whether the wall is considered a structure and requested that Mr. Spear come back to the Planning Board in December.

Vouchers

Ms. Byerley informed the Planning Board that the Town Account okayed the transfer of funds from the Planning Board expense account to the Cuffee Doles escrow account to pay the outstanding bill to H.L. Graham Associates.

Mr. Gerraughty motioned to transfer the necessary funds from the Planning Board expense account to the Cuffee Doles escrow account to pay H.L. Graham's outstanding invoice, 2nd by Mr. Evangelista, voted 4-0 in favor of the motion.

Mr. Evangelista motioned to authorize the chairman to sign the 12 vouchers for payment, 2nd by Mr. Gerraughty, voted 4-0 in favor of the motion.

Adjournment

Mr. Gerraughty motioned to adjourn the meeting of November 12, 2003, 2nd by Mr. Evangelista, voted 4-0 in favor of the motion.