

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Basement Meeting Room
January 8, 2003
7:30PM**

Present: Jack Moultrie, Chairman; Christopher Hopkins, Vice-Chairman;
Dan Kostura, Clerk; Peter Sarno;
Tim Gerraughty, Alternate Member;
Larry Graham, Planning Board Technical Review Agent &
Inspector; Janet Pantano, Administrative Assistant

Absent: Alex Evangelista

Meeting called to order 7:30PM.

Minutes

Board looked over minutes of December 4, 11, 16, 2002.

Mr. Moultrie stated that they could not approve the December 20 tonight because they would have to wait for Mr. Evangelista to be present for a quorum.

Mr. Sarno made a motion to accept the minutes of December 11 & 16, 2002 as amended. Second Mr. Kostura. All in favor 4-0.

Mr. Hopkins made a motion to accept the minutes of December 4, 2002 as written. Second by Mr. Kostura. All in favor 3-0. Mr. Sarno abstained

Millennium

Mr. Moultrie stated to Millennium that the board is concerned over the extent of bills for inspections on subdivisions.

Mr. Sarno stated that sometimes some visits seemed not to be necessary to be at the site. He stated that in the past the inspector did not make as many visits. He stated that they have done due diligence but there are times that they are not required to be at the site. He stated that the contractor should call him when they are doing anything that should be reviewed.

Bob Carter stated one project is being run very well and not all are. He stated that on some inspections he went out and was told to return the next day and when he came back they were not ready. He explained what happened at different sites.

Discussion on bills and reports

Mr. Kostura stated that Millennium is more expensive than the inspector that they had and the board is requiring more from them than they had the previous. He stated that he would like to see additional comments on reports.

Pillsbury Pond

Mr. Moultrie stated that he has received a letter that the Phone Company did not get service to some of the homes on Pillsbury Pond and that they are occupied. He stated that the Building Inspector has stated that he would grant no occupancy permits until service is installed. He stated that he would ask the Telephone Company to supply cell phones for the residents until they can provide service. He stated that he let the developer know that this is a grave concern to the Planning Board.

Crescent Meadow

Mr. Carter stated that not much was going on now and that the roadway and culvert went in and that they were working on the septic until the recent weather.

Whispering Pines

Mr. Carter stated that he went out to the site after a call from the Planning Office that a resident called about tree cutting. He stated that all he saw was clearing of the road and that this is allowed.

Deer Run

Mr. Carter stated that it was the same on Deer Run that they were clearing the road.

Public Hearings North Street Sand & Gravel-ISH

Mr. Moultrie opened the hearing at 8:05PM

Mr. Anderson attorney for the applicant stated that this is a continued hearing from October 9, 2002. He introduced the developers Scott Cohen and John Kiley.

Mr. Cohen stated that they would be brief, as they would like to give the abutters an opportunity to talk. He introduced those with them Jim DeVelis, Ken Kram and Peter Lou. He stated that this is their third meeting and in July they proposed 66 units and the board was concerned then with the density and open space. He

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stated that they reduced those numbers at the next meeting. He stated that this is the last reduction they could make and that they now propose 53 units with 8 affordable units. He stated that this is a 20% reduction. He stated that they were at 3.6 units per acre and now they are at 2.8 units per acre. He stated that the Board stated at the last meeting that they wanted them to be between 2-3 units per acre. He stated that they have to make the plan viable and that there is a lot of site work, a clubhouse, and the eight affordable units. He stated that the Pybus family has not come down in price. He stated that the neighbors do want the Sand & Gravel to leave the neighborhood. He stated that a subdivision does not get the price that the Pybus family is asking. He stated that they added a walking path that would be handicap accessible for the land in the rear that is a separate parcel. He stated that the open space including wetlands and detention basins equal 55%. He stated that if you subtract out wetlands and detention basins the open space is at 49%. He stated that they feel they meet the bylaw. He stated that keep in mind that the site is full of sand, gravel, machines, noise and truck traffic. He stated that they would be adding trees and vegetation to the site. He stated that if the abutters do not feel this plan would be detrimental why should any one else.

Jim DeVellis stated that they have received engineering comments from Mr. Graham and he explained the plan and drainage. He stated that they propose to add detention and storm water catch basins and that the infiltration would not increase. He stated that they have met with the BOH and the plan is acceptable to them if approved. He stated that the utilities would be underground and they would use public water.

Sean Buldger stated that he looked at the zoning and that this plan does comply with the town code and requirements. He stated that they meet the setbacks and parking. He stated that this plan would be non-traditional and would have a condominium association with a budget so landscaping would be kept up. He stated that they meet road requirements. He stated that traffic would be negligible with the industrial traffic they have now. He stated that this is a barren commercial site and this plan would be an attractive proposal. He stated that all open space would be common land with monthly assessments to keep it in good condition. He stated that the site would be Police and Fire accessible and handicap accessible. He stated that the plan would reflect no further subdivision of the lot and not to be turned into apartments.

Applicant did a power point presentation Mr. John Kiley narrated the presentation.

Mr. Kostura stated that they should not include the detention basin and wetland in the open space calculations.

Mr. Cohen stated that they are at 49% without the wetlands and detention basins.

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Mr. Sarno asked where the open space is and Mr. Cohen showed the open space.

Mr. Gerraughty asked if they are donating the land in the rear to the State.

Mr. Cohen stated that they would be donating 27 acres that abut State land.

Mr. Hopkins asked how do you get to this land and not go over someone's land.

Mr. Buldger stated that the land has been crossed now by trucks etc and should be allowed to have people walk over land to access. He stated that there has been continued use by the current owner.

Mr. Moultrie asked for any documentation that they have with regard to easements for crossing over the back.

Mr. Budger stated that they would work to obtain the access to this land. He stated that this is a valuable grant of land either way as it is conservation land.

Mr. Zibell stated that this land was sold to the Pybus family 53 years ago.

Mr. Kostura asked where are they going to plant trees.

Mr. Kilderman stated that the planting plan shows detailed planting with a note on the plan that seed planting would be done in some areas.

Mr. Kostura stated bylaw does say 35% lot coverage.

Mr. Buldger explained areas.

Mr. Kostura stated that they seem to be over 35% coverage.

Mr. Sarno stated that the concept of this over the Sand and Gravel this is a better option. He stated that he is taken aback by the 53 number being set and that this is a feasible plan from an engineering view. He stated that he is not convinced that this is the final number of units but would be open for discussion. He stated that they have to look at what this does to other areas of town. He stated that the bylaw does not state that they can go over 25% he stated they might go over. He stated that at least 35% has to be open space. He stated that the Planning Board does not make its decision on fiscal advantage.

Mr. Hopkins asked how would they have the affordable units go to Georgetown residents or municipal employees. He asked if this was legal.

Mr. Kiley stated that they would have to discuss this with the board.

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Mr. Moultrie stated that this is a viable project in consideration of what is there now, but they may have some issues to work on.

Mr. Graham stated that this was the first plan with detail to it. He made comments for the applicant to adjust plan. He asked for an explanation on the Cheney parcel.

Mr. Cohen stated that they are doing a land swap with the Cheney's.

Mr. Graham stated that they have to have a purchase & sale agreement. He suggested some parking spaces off of North Street to access the open space in the rear. He stated that this should be deeded to the town so that there would be no liability to the applicant. He suggested some geometric's for the access drive with a couple of rearrangements of open space not to block traffic. He stated that the central island does not comply with the dimensions that the Planning Board uses. He stated that he is concerned about proposed units with a minimum of 20ft to edge of pavement from garage and for parking and cars sticking out onto the sidewalk. He stated he would suggest not having the grass strip between the sidewalk and curb to off set this. He stated that they have provided additional parking but might need additional overflow. He stated that the Clubhouse use should be addressed as to what type of functions this would help to determine parking. He stated that street grading plan is a nonstandard grade flat slope in some cases and he does not agree with this. He stated that this might cause some icing problems, but allows them to space their drainage further apart. He stated that he would propose additional drainage. He stated that he would like to see more details on the drainage. He stated that he did not review traffic and some of the drainage.

Mr. Moultrie asked if they are proposing to extend the sidewalk down the roadway to North Street.

Mr. Cohen stated that they would look at this and could extend the sidewalk.

Doug DiMento 8 Gloria Road stated that he was interested in affordable housing for his mother.

Mr. Moultrie stated that he could talk to the developer.

Veda Connolly 216 North Street read and presented letters from Barbara & Dean Spaulding 203 North Street and Barry & Charlene Spaulding 201 North Street, Peter & Beth Gramolini 218 North Street, Patricia White-Lambright 212 North Street and herself in favor of this plan. She stated that highlights of this plan that she see after attending previous meetings are the applicant has reduced units, they are below allowed open space, this is and industrial Sand and Gravel site with no green spaces and they propose to add trees and grass, major plus to the neighborhood. She stated that there are a number of 18 wheelers using this site

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now and this is a reduction of truck traffic to North Street and other streets. She stated that this would be a great increase in funds to the Town. She stated that North Street neighbors want this project and that there are numerous benefits. She stated that they meet the ISH Bylaw and she read sections. She stated that this would be a better use of this property.

Kathy Sachs 11 Gloria Road stated that she is on the Affordable Housing Task Force and that they are doing a grant for affordable housing. She stated that the level of need in Town shocks her. She asked if the board would consider using the Affordable Housing Task Force in the process of selling the affordable units.

George Skane 162 North Street stated that he supports the neighborhood in wanting this project.

Greg Rollo 152 North Street commended the developers for adding more trees. He stated that what they would do makes his house look better and that he supports the project

James Edwards 76 Mill Street stated that he is an outdoorsmen and that he is in favor of this project. He stated that the parcel in the rear is a valuable parcel. He stated that he disagrees with no impact to the schools. He stated that this project would bring funds to the schools with out adding students.

Mr. Skane stated that the developers have made an effort to work with the town.

John Zibell 214 North Street stated he is in favor of the plan.

Tim Pybus stated that he has been here for 22 years and when they proposed expansion the abutters opposed it very vocally. He explained the bylaw that the residents used to argue why they were against the expansion. He stated that the Town gave a finding January 29, 1993 and he read the finding. He stated that the Hawthorne proposal is a win win situation for all.

Mr. Kostura asked if they would design the septic system to standard Title V requirements.

Mr. Cohen stated that he would look into this.

Mr. Kostura stated no that they do not plan any remediation to the area in the rear.

Mr. Cohen stated that they would do some remediation in the rear.

Mr. Cohen asked for an extension to March 31, 2003.

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Mr. Sarno made a motion to extend the decision date to March 31, 2003.
Second by Mr. Kostura. All in favor 4-0.

Mr. Sarno made a motion to extend the Public Hearing to February 26, 2003 at 8:00PM. Second by Mr. Kostura. All in favor 4-0.

Georgetown Shopping Center-SPA

Mr. Moultrie opened the Public Hearing at 9:30PM.

Mr. Graham explained that this report had 2-4 added comments from previous report. He stated that they should show a table on the front of the plan for variances and recommend that these be on the plan when they receive them. He stated that he meet with traffic engineer and discussed changes to Central Street and changes to signage. He asked for a change in location of a sign for times of use of entrance. He stated that the Landscape plan is done and he would be reviewing that. He stated that he had comments on drainage and that there are still some loose ends. He stated that many have to do with this site being very complex. He stated that he wants to have culverts that work and no guess work in the field. He stated that they are near an approval and that he would require 14 days to review plans and present a draft decision. Mr. Graham had to leave for another meeting.

Mr. Moultrie asked where they stand with other boards.

Mr. Kroner attorney for the applicant stated that they are meeting with the ConsCom on Monday.

Mr. Moultrie asked why the ZBA did not attend the meeting on traffic when they requested this.

Carl King Attorney for the applicant stated that they have been meeting with boards and explained whom they have met with.

Dermot Kelly Traffic Engineer stated that he has talked to Mass Highway and that he gave them copies of the Town's agreement. He stated that they told him he should make a formal request in writing and they would respond. He stated that they might have to go before the Selectmen for permission to go forward.

Mr. Moultrie stated that he would send a memo to the Selectmen that he recommends that they allow you to send information to Mass Highway.

Mr. Kelly gave copies of road signs that they plan to use to the board.

Mr. Sarno stated that the process with Mass Highway might take a while.

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Mr. Kostura asked for an explanation of the traffic pattern.

Mr. Kelly explained changes to traffic pattern on the site.

Mr. Halleron stated that he has Mr. Graham's comments and that they would add variances to plan and would take care of these items.

Mr. Moultrie asked about snow storage. He stated that right now there is a problem. He stated that snow storage problems are continuing on the site now and would like the problem to be eliminated.

Mr. Sarno stated snow storage might effect the landscape plan.

Christian Huntress, Landscape Architect stated that the landscape plan would not be effected and that in the snow storage areas they have trees and juniper bushes.

Mr. Moultrie stated that he thought that if they have an above average snow then the snow should be trucked out.

Mr. King stated that they could condition approval with a plan on snow removal.

Mr. Huntress stated that the landscaping would have irrigation to all areas that have green. He stated that he has revised the detail and talked with Patrick Seekamp on wetland issues. He stated that the lighting standards would be shoebox lighting and that they feel this is adequate and that they want to have the architecture to be the main draw not the lighting.

Mr. Moultrie stated that this is a contemporary style and the site is a colonial style then why not use something colonial. He stated that he did look at Hamilton and did not notice the lighting at the site.

Mr. Jacquith showed colors to the board for the building.

Discussion on colors

Steve Livermore explained the pitch of the roof on one side of the building. He explained that with a four sided roof it would be harder to maintain and that they show a plan with a flat side and this would be easier to take care of.

Mr. Kostura asked about the letter from the Natural Heritage against the plan.

Patrick Seekamp stated that he did have the letter and it was not that strong and that they ask that they take some more pavement back to allow for turtles. He stated that Oxbow could make recommendations. He stated that that this project as designed would be treating drainage that is now untreated and that would go

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further to help at the site. He stated that they do not feel turtles would cross the site. He stated that they would be marrying chain link fence to slope so the turtles do not access the site. He stated that the addition of pavement in the rear is for safety concerns and to treat stormwater. He stated that they hope to have this issue resolved on Monday with the ConsCom. He stated that Natural Heritage has not been to the site and he has and Scott Meyers has.

Mr. Moultrie asked when would they have a decision from ConsCom and the ZBA. He stated that they usually wait for a ZBA decision before making their decision.

Mr. Kostura stated that the DEP hazardous waste clean up Phase III on the site should be done before they tear up what is made nice.

Mr. Lappen stated that they plan to do the clean up concurrently.

Mr. Sarno suggested that the engineers have to get together and Mr. Graham has to review landscape plan and we have no planner. He stated that Mr. Halloran has to get back to Mr. Graham and the Mr. Graham can draft a decision and a draft decision could be discussed at the next meeting. He asked that Mr. Halloran remind Mr. Graham of issues with the highway, drainage from other building. He stated that this might help to move the plan ahead.

Mr. King asked for an extension to March 31, 2003.

Mr. Sarno made a motion to extend the decision date to March 31, 2003.
Second by Mr. Hopkins. All in favor 4-0.

Mr. Sarno made a motion to continue the Public Hearing to February 12, 2003 at 9:30PM. Second by Mr. Hopkins. All in favor 4-0.

Mr. Sarno stated that the Community Impact Statement should not be waived. He asked about the waiver for enforcement of bonding. He stated that they do not want to give away bonding. He stated that Parking has changed. He stated that employee parking they should address. He stated that they should not waive Traffic study as they did a study.

Mr. Moultrie stated that they have a traffic study and would not want to waive the ability to ask for a bond. He stated that if the site gets half done then the board wants the ability to have the work finished and would hope this would not be an issue with this plan.

Planner Position

Discussion on resumes and ad for Planner position.

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Mr. Sarno made a motion to put the Planner ad in the Bostonworks.com for \$195.00. Second by Kostura. All in favor 4-0.

MasterPlan

Mr. Moultrie stated paperwork has been filed and they would be receiving a working document from the Town administrator.

Mr. Kostura stated that this board should look into this and not the Town Administrator.

Street Acceptances

Board had a discussion on Belleau Woods for street acceptance and on how to obtain easements for the road.

Discussion on Maureen Lane being accepted

Vouchers

Technical Review

Millennium Engineering

- Pillsbury Pond-----\$2,811.25
- Crescent Meadow-----\$3,022.50
- Deer Run Lane-----\$65.00

Mr. Sarno made a motion to pay. Second by Mr. Kostura. All in favor 4-0.

H. L. Graham

- Cuffee Dole's-----\$173.75
- Carleton Drive-----\$823.75
- Acorn Way-----\$200.00
- 113 Jewett Street-----\$80.00
- Pine Plain Road-----\$827.50
- Whispering Pines-----\$80.00
- Georgetown Shopping Center-----\$120.00
- Pillsbury Pond-----\$725.00
- Deer Run Lane-----\$120.00
- Longview-----\$453.75

Mr. Sarno made a motion to pay. Second by Mr. Kostura. All in favor 4-0.

Kopelman & Paige

- Pillsbury Pond-----\$429.00

Mass Municipal Association

- Planner Ad-----\$140.00

Mr. Sarno made a motion to pay. Second by Mr. Kostura. All in favor 4-0.

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Mr. Sarno made a motion to adjourn. Second by Mr. Kostura. All in favor 4-0.

Meeting adjourned at 10:50PM.

Minutes transcribed by J. Pantano.

Minutes approved as amended January 22, 2003.