

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

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

Absent:

Meeting called to order 7:00PM.

Form A-Jewett St & Jackman St- Tolman

Mr. Grasso explained that Mr. Tolman never had this plan recorded and that nothing has changed on the plan and that they are asking the board to sign the plan in a new signature block that they added.

Mr. Moultrie asked how long until a plan must be recorded at the registry of Deeds. He stated that they have a new signature block on the old signed mylar and he did not know if this is allowed.

Mr. Grasso gave a statute book for Mr. Graham to look at. He stated that they are doing a rectification.

Discussion on if this would be legal. Board not comfortable with this. Board stated that they would waive the fee and request that they come back with a new mylar and that they would sign the plan then.

Carleton Drive-SPA

Mr. Grasso stated that this plan shows changes by the ConsCom. He stated that they added a note on the plan. He stated that they added another manhole in case of an oil spill. He stated that a no-cut zone was added. He stated that the detention pond shape was changed but has the same volume. He stated that they added a wick drain that is capped and could use if needed. He stated that they added a sampling well on the detention basin.

Mr. Graham stated that he had copies of the new plan and saw no problem with plans. He stated that he has not seen anything on the lighting.

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Mr. Grasso stated he did have this on page 2. He stated that the lighting would be commercial lighting and he explained lights.

Board stated that the lighting would have to be facing down not towards abutters.

Mr. Moultrie stated that at the side door it would be a low voltage light.

Mr. Sarno made a motion to approve the revised plans with the draft decision with amendments made tonight. Second by Mr. Hopkins. All in favor 5-0.

Mr. Enos to return at next meeting to have the decision signed.

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Board looked over minutes of January 22, 2003.

Mr. Hopkins made a motion to approve the minutes of January 22, 2003 as amended. Second by Mr. Evangelista. All in favor 5-0.

10 Pine Plain-Tidd

Mr. Ogren stated that he was sorry not to have a copy of the plans ahead of time for the board. He stated that the issue with the Fire Department was that there is not a hydrant and he asked to place one on the site. He stated that they have agreed to do this. He stated that they have addressed Mr. Graham's issues. He stated that they have dealt with the road grade. He explained grade and how they plan to do this. He stated that they would be putting in a cast iron pipe. He stated that they have asked for a waiver on street bounds and have shown them and show a two to one fill. He stated that they would have six inches of loam and seed on the shoulder. He stated that they have incorporated all concerns in this plan. He stated that the street name would be Caribou Court with a street sign. And would also say a Private Way. He asked that board consensus on waivers.

Mr. Tidd stated that they also adjusted the hammerhead and this was changed on the plan.

Mr. Ogren stated that they changed the configuration of the hammerhead and this is shown on the plan. He showed the home and a turning configuration at the house.

Mr. Graham stated that he received a fax from Mr. Ogren just a few hours ago and is just seeing the plan. He stated that he would like to go over waivers and that they should be listed on the plan. He stated that if they have taken care of the fire hydrant issue then he recommends approval of the plan. He highlighted the waivers curbing for drainage, street bounds, vertical datum, street lights, fire alarm box unless the Fire Department wants this, hydrant is done, drainage.

Mr. Moultrie asked why not use concrete for drain a class 5 instead of cast iron.

Mr. Tidd stated because it is stronger and they would not have to put as deep.

Mr. Graham stated that on the road pavement slope into the site he recommends the waiver. He stated that they request no street trees, and a reduction of pavement at wetland crossing and then to flare at opening and after crossing.

Mr. Graham stated that this could be put on the agenda in 2-4 weeks and that he would have reviewed changes by then.

Mr. Tidd requested an extension for 10 Pine Plain Road/Caribou Court to June 30, 2003.

Mr. Sarno made a motion to extend the decision date for 10 Pine Plain Road/Caribou Court to June 30, 2003. Second by Mr. Kostura. All in favor 5-0.

Mr. Sarno made a motion to continue the Public Hearing on 10 Pine Plain Road/Caribou Court to February 26, 2003 at 9:00PM. Second by Mr. Evangelista. All in favor 5-0.

Nelson Street-ISH

Mr. Moultrie opened the hearing on Nelson Street ISH.

Mr. Speicher spoke for the applicant. He stated Mr. Ogden, Mr. Dubina and Mr. Christiansen are present. He stated that they had a session with neighbors after the last meeting and board had comments on plan. He stated that they would like to address larger issues before they spend a lot of money on engineered plans. He stated that in December they had an informal session with neighbors. He stated that this was a 24 unit ISH housing proposed well back from the road and that this is a scenic road and they feel that this plan preserves the character of the street. He stated that they feel it would be appropriate to have the width of the road the same as Nelson Street. He stated that the regulations call for 26ft road. He stated that the site has 18 acres and they are proposing to give 6 acres to Camp Denison and this would preserve and keep this area in a natural state. He stated that they are now proposing now 18 units. He stated that they do not feel this is a dense project. He stated that a member at the last meeting stated he would like to see 18 units. He stated that reducing the units has allowed them to move farther from the wetlands and all units are at least 65ft from the wetlands. He stated that this plan meets all the dimensional elements of the ISH Bylaw. He stated that it meets all the requirements of the bylaw and gives the town two affordable units. He stated that Mr. Christiansen would show changes and an aerial picture of the site.

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Mr. Christiansen stated that the length of the cul de sac is under 1,000ft. He stated that there is a large loop and then a 26-ft road. He stated a one-lot subdivision shown on top of the plan would be filed at a later date. He stated that this site was a gravel pit.

Mr. Kostura stated that there was a vernal pool at the site.

Mr. Christiansen stated that there is not a vernal pool in this area. He showed an aerial photo of the site from the State and they superimposed the plan over the photo. He showed homes of abutters.

Mr. Ogden asked which areas were classified as vernal pools.

Mr. Christiansen stated that the area out front is not.

Mr. Graham stated that the plan alone and where it sits in a neighborhood is what Planning Board is looking for. He stated that if the density were all right for the board then he would like to see the access road that goes into the hillside and that takes vegetation down moved to the opposite side. He stated that then they would not get the 65ft that the ConsCom would want. He stated that this wetland is not the type of wetland to be of significance and they should work to pull down the road out of the hillside. He stated that if the house is to be raised then that would be a likely place to set one of the units and take a unit out of other areas. He stated that traffic is still an issue at Central Street. He stated that drainage was on previous plan and that they should pull it as far north. He stated that this has been a concern of abutters.

Mr. Gerraughty stated that he thought the road was moved to keep car lights from shining on home across the street.

Mr. Ogden stated no that it was to move the road 65ft from wetlands. He stated that the home would be raised and that they could put a unit there but has tried to move farther from abutters.

Mr. Evangelista stated that lights would shine into the Mazzotta's home and he would suggest some vegetation on the side of the road so they would not have a problem with lights.

Mr. Speicher stated that they would put in landscaping.

Mr. Ogden stated that they also would put a buffer from Nunan's.

Mr. Kostura asked about land to Camp Denison.

Mr. Ogden showed area of land and stated that have to see how much land they need for the one-lot subdivision.

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Mr. Speicher stated they feel they would be in keeping with the character of the neighborhood and would like to go forward with the plan.

Mr. Ogden stated that it was Mr. Hopkins stated he would like to see 18 units.

Jim Pizza 33 Nelson Street stated that the point of reducing units was to loose three units from front. He stated that they do not want to see apartments but farmhouses.

Mr. Speicher stated that they could move the road from the wetland and that they want to reduce cutting into the hill.

Mr. Christiansen stated architectural plans would look not like apartments from Revere. He stated that these are not enormous apartment buildings and renderings are important.

Maria Gauvain 22 Nelson Street asked if the rendering was to scale. She stated that they were told the units would be 80 ft long and they look longer.

Bob Gauvain stated that at this time of year you could see back into this lot from street so it would not be hidden from view.

Mr. Christiansen stated what you would see would not objectionable.

Ms. Gauvain asked if all the units would look the same.

Mr. Ogden stated that they are different depending on site area. He stated that subdivision would have wide-open lawns. He stated that they could put 6-7 homes on this site.

Mr. Hopkins stated that with the subdivision no land would go to Camp Denison.

Mr. Christiansen stated homes would be as large as the units.

Ms. Gauvain stated that they would not have to build homes this large.

Mr. Moultrie stated that if you built homes on this site they would be big.

Ms. Gauvain stated that there have been comments on the impact to the neighbors but this also would impact on the neighborhood. She stated would not impact them specifically but they understand woods would not stay. She stated that 3,000sq. ft. homes more esthetic then the units. She stated that their Lawyer stated that with a scenic road the Planning Board could deny on this issue. She stated that denial does not have to be on drainage. She stated that some residents have their children's college tuitions invested in their homes.

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She stated that they have a concern on the value of their homes going down with condos.

Mr. Gauvain asked if a traffic study would be done that he had questions on the traffic study that was presented or would the board accept the previous traffic report.

Mr. Graham stated that the traffic study was not accepted and that he has not had technical plans submitted.

Mr. Sarno stated that they would have a traffic study done.

Mr. Moultrie stated that what was presented was accepted to the file that is all.

Mr. Hopkins stated that they would not find a traffic study that would say you could not build. He stated that there is always something you can do to build. He stated that homes would have similar traffic as this plan.

Mr. Moultrie stated something would be built and that with a scenic bylaw they can not deny that they have to allow access to someone's property.

Mr. Hopkins stated that this is a Special Permit and they would have to see what is best for the area and the town.

Mr. Pizza stated that this is a rugged piece of property and he does not feel they can get eight homes on the site maybe four homes maximum. He stated giving six acres to Camp Denison is a gift to them.

Mr. Moultrie stated that they could get seven homes and that they presented a proof plan showing this.

Mr. Ogden stated that he is working in Beverly and that they are blasting to get the lots on the site.

Mr. Gauvain asked that doesn't having a scenic road mean that they can not take down hills.

Mr. Moultrie stated that this relates to the roadway and the right of way only.

Mr. Hopkins stated that the developer is looking for some direction from the Board.

Mr. Moultrie stated that if they are given direction to go forward it is not an approval.

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Mr. Speicher stated that if they are told they could go forward that they would like to understand that they are in character with the neighborhood. He stated that they do not want to be turned down for this reason.

Mr. Moultrie stated that they could make a decision tonight or take under advisement until next meeting.

Mr. Evangelista stated that he does not like conceptual plans and that he thinks that this is the better way to go but feels changes are to be made and wants them to understand this. He stated that a lot of things may happen and that this would cost them money.

Mr. Ogden stated that they did drainage in September. He stated that if we can not come to an agreement then they can deny.

Mr. Kostura stated that he could not make a judgement on this information. He stated that he would like to see drainage and other issues addressed.

Mr. Speicher stated in respect to density and issues discussed this evening ask for decision.

Mr. Ogden stated that they would work with the character of the neighborhood.

Mr. Moultrie stated that they would not be talking about the one lot subdivision.

Mr. Speicher stated that this was denied to take off the table.

Mr. Hopkins stated that he would have to see a landscape plan before a decision.

Mr. Moultrie stated that the neighbors would like to see nothing and that a subdivision would cut a lot into the area but does not know how this plan would work but he would keep an open mind. He stated that how the plan would look landscape etc would make a huge impact.

Mr. Christiansen stated can not have more than three units together. He stated that they could put four units together for space.

Mr. Moultrie stated that would be a ZBA issue.

Mr. Gerraughty stated that he would rather see the ISH with land to Camp Denison than seven homes. He stated that it is hard to find 5 acres close to downtown.

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Mr. Speicher stated that they have gotten an indication tonight that the board retains discretion.

Mr. Moultrie stated that they would not turn down the plan because someone does not like it. He stated that there is a fine line.

Mr. Kostura asked how many affordable units would there be.

Mr. Speicher stated two affordable units.

Mr. Kostura stated that there is a problem with this as the Town does not get credit for age restricted affordable housing. He stated that they could think of doing something else maybe buy a lot and have a home built by a group.

Mr. Sarno stated that this would reduce plan by 2 units.

Discussion on buying another home.

Mr. Sarno stated that the ISH does not have the luxury of a preliminary plan and some time down the road they could say that it is not in character of the area.

Mr. Speicher stated ask for a hearing date in early May.

Mr. Gauvain asked what is decided.

Board stated nothing

Mr. Kostura asked if a proof plan was approved by anyone.

Mr. Ogden stated no. He asked if they could meet with a representative of the ConsCom and the Planning Board or meet with Mr. Kostura.

Mr. Kostura stated that they should file with the ConsCom for a discussion on the vernal pools.

Mr. Ogden asked for guidance on the wetlands and setbacks.

Mr. Kostura made a motion to continue the Public Hearing on Nelson Street ISH to March 26, 2003 at 8PM. Second by Mr. Evangelista. All in favor 5-0.

Georgetown Shopping Center-SPA

Mr. Moultrie opened the Public Hearing on the Georgetown Shopping Center.

Mr. Halloran explained the changes and stated that an island was removed as requested by the ZBA for better snow storage.

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Mr. Graham stated that he received the plans yesterday and redid the punch list and listed procedural items for the board to go through. He stated that a second draft decision was revised because of a comment from the applicants lawyer.

Mr. Musman gave copies to the board.

Mr. Graham stated that they ask that they take out BOH approval of septic. He stated that he left that if any changes to the septic system that they should come back to the board. He stated he added that the plans are subject to approval of the Water, Light, and Fire Departments. He asked if the board wants to delete this.

Discussion on letters from departments

Mr. Lappen stated that he discussed with the Light Department underground utilities.

Mr. Moultrie stated that they had no Water Department letter.

Mr. Moultrie asked if they are changing the water main.

Mr. Graham stated that parking spaces exceed what is required.

Mr. Halloran stated that spaces are 9x18 spaces larger then compact but smaller then regular.

Mr. Graham stated that this parking plan is the preferred plan of the ZBA, and the applicant and he is okay with this plan.

Mr. Kostura asked if grade of HP parking is regulation.

Mr. Halloran stated that he met with Kelly Ryan ADA Coordinator and she was happy with the plan.

Mr. Moultrie stated that have to use thermal plastic paint on Central Street.

Mr. Graham stated that on trees and shrubs if any die they would be replaced in a reasonable time. He stated that the height of snow piles was raised from 24 inches to 36 inches. He stated that Exhibit S describes how site mitigates potential for pollution. He stated that on Item 15 page 6 he could change in regard to Mr. Rauseo and fire lane.

Mr. Moultrie asked if the applicant has worked out this issue with Mr. Rauseo.

Mr. Musman stated that their best efforts they have tried to work with Mr. Rauseo.

Mr. Lappen stated that his attorney has been ill and they are trying to get together with Mr. Rauseo.

Mr. Moultrie asked how long do they feel that this would drag on.

Mr. Graham stated that anytime you remove from table an issue then the incentive is gone and for emergency purposes approval should be received. He stated that he is not in favor of taking this out of the decision.

Mr. Musman stated that if the board could intercede on their behalf it could move things along.

Mr. Graham stated that if there were changes then they would come in to the board and have them approved. He stated that if the water department responds let him know.

Mr. Moultrie asked if Mr. Graham would do the inspections on the site.

Mr. Graham stated that he would. He asked that all dates be the same.

Mr. Moultrie stated that he was faxed a letter from Attorney Kroner for the Board to submit a letter to Selectmen to allow the applicant to contact Mass Highway. He stated that they should give him a copy of plan that was submitted to Mass Highway.

Mr. Kroner asked if they could have approval not contingent on the decision from Mass Highway.

Mr. Musman stated that all plans reflect the change but that they do need the approval of Mass Highway.

Mr. Moultrie stated that they would require some type of plan for Mass Highway.

Mr. Halloran asked when he should do this.

Mr. Moultrie stated when he receives the plan he would bring to Mass Highway.

Mr. Halloran stated that he would have it to him on Friday.

Mr. Sarno asked if Mass Highway could deny the plan.

Mr. Moultrie stated that they usually just want to look at a plan. He stated that we do not want to jeopardize federal funds by not getting their approval.

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Mr. Musman stated that they understand that they are required to have Mass Highway approval. He stated that they have to go back to ZBA for the main building if a change in a tenant because they are in the Water Resource Area.

Mr. Moultrie stated that May 9, 1990 Mass Highway agreement should be noted in the approval.

Mr. Graham stated they should have issue of character statement.

Mr. Musman stated that on the bond could they add compliance that any leftover would be returned to the applicant.

Mr. Graham stated he would work on the decision.

Mr. Sarno made a motion to continue to February 26, 2003 at 9:30PM. Second by Mr. Hopkins. All in favor 5-0.

Mr. Sarno made a motion to reopen the Public Hearing on Georgetown Shopping Center to hear audience questions. Second by Mr. Hopkins. All in favor 5-0.

Rob Hoover 16 Chestnut Street stated that the character of Town in this Shopping Center and it is a landmark as is the bank and what he is interested in is the street scape. He stated that now there are seven trees growing into the wires and he is asking them to continue to establish a street tree plan with 20ft trees of an ornamental type. He stated that the trees would cost approximately \$700ea for 20 trees. He stated this would add to the landscape.

Mr. Moultrie thanked Mr. Hoover for his input.

Mr. Sarno made a motion to continue the Public Hearing for Georgetown Shopping Center-SPA to February 26, 2003 at 9:30PM. Second by Mr. Kostura. All in favor 5-0.

Board Business

Town Planner

Discussion on when to have interviews

Board stated March 5, 2003 at 6:00PM they would have the interviews. Planners to be interviewed were Byerley and Van Orman, and Ford.

Ms. Pantano would contact the applicants and post the meeting.

Master Plan

Mr. Moultrie explained meeting with MVPC.

Raymond's Creek

Ms. Pantano stated that Mr. Longo called that office and would like to know how he should proceed after the changes made by the ConsCom.

Board stated to have him come back to a meeting and to show if there is a significant change as to warrant a new Public Hearing.

Litigation

Discussion on litigation

Mr. Moultrie stated that the Town won the Centore case on all points.

Board asked if a response was received from Kopelman & Paige on the board's request for an update on litigation.

Ms. Pantano stated that nothing has come into the office and that she would check with Ms. Leal.

Vouchers

Ms. Pantano stated that she received a letter from the attorney on Elm Street ISH asking for a return of all fees and balance of technical fees.

Mr. Sarno made a motion to reduce application fee to 50 percent. Second by Mr. Kostura.

Discussion and Board stated that they would not return the filing fee but would return the review fees.

Mr. Sarno made a motion to return the balance of the technical review fees. Second by Mr. Kostura. All in favor 5-0.

Technical Review

H. L. Graham

- 113 Jewett Street-----\$1,825.00
- Littles Hill-----900.00
- 197 Jewett Street-----3,265.00
- Georgetown Shopping Center-----2,840.00
- Pillsbury Village-----450.00
- 192 North Street ISH-----297.00
- 106 Elm Street-----595.00
- 4 Carleton Drive-----865.00

Office Supplies

W. B. Mason-----96.66

American Speedy

- Envelopes-----59.00

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- Subdivision Regulations-----92.30
- Zoning Bylaws-----190.63

Mr. Sarno made motion to pay. Second by Mr. Evangelista. All in favor 5-0.

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

Meeting adjourned at 11:00PM.

Minutes transcribed by J. Pantano.

Minutes accepted as amended March 12, 2003.