

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Basement Meeting Room
February 26, 2003
7:00PM**

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

Absent: Christopher Hopkins, Vice-Chairman, and Peter Sarno

Meeting called to order 7:00PM.

Discussion

Raymond's Creek-ISH Modification

Mr. Manna engineer for the developer showed changes made to the plan from the ConsCom hearings. He stated that the units have been shifted and are smaller than the original plan and that they have eliminated the Community Center. He showed that the open space still does not include the detention basin. He stated that the main changes are to the road entry to the ISH and the reduced unit size. He stated that all units are out of the 50ft no disturb zone.

Board discussed changes and whether a new public hearing would be necessary.

Mr. Moultrie asked that if it was because of the ConsCom hearings that the buildings have been moved.

Mr. Kostura stated that it was because of ConsCom Regulations.

Mr. Moultrie stated that the applicant should give a copy of the new plan with all changes to Mr. Graham and he would report to the board. He stated that the changes do not need a new Public Hearing.

Mr. Manna stated that he would give changes to Mr. Graham.

The Board stated that they were okay with this.

Fuller Court

Mr. Moultrie stated that the Fullers attorney did not record the plans at the Registry of Deeds so they are asking to have a new mylar signed by the Board.

The Fullers stated that two lawyers did not record the plan. They stated no changes have been made.

Mr. Evangelista made a motion to sign the mylar for Fuller Court on North Street. Second by Mr. Kostura. All in favor 3-0.

Sawmill Way/Jean Cormier

Mr. Moultrie stated that Mr. Cormier's father built Sawmill, Waldingfield, and Rosemarie. He asked Mr. Cormier about the deeds. He stated that the town would like to see these roads accepted.

Mr. Cormier stated that he does not know about deeds.

Mr. Moultrie stated that they could go to Registry of Deeds and see if there is a deed on the road. He stated that they could go to each homeowner for a sign off. He stated that they would work with Mr. Cormier as executor of his father's estate to finalize this.

Mr. Cormier stated that he did find a letter from the town that they are holding \$6,000. He stated that he also found a letter on a cul de sac that needed repair.

Mr. Moultrie stated Mr. Cormier did do this repair to the cul de sac. He asked Mr. Barry Enos if he remembered, as he was chairman of the Planning Board at the time.

Mr. Enos stated that he did not remember any specifics.

Mr. Evangelista stated that Mr. Cormier could look at the files.

Mr. Moultrie stated he would look into this and asked if Mr. Cormier had power of attorney.

Mr. Cormier stated that he would not be in position to spend any of his family's money but that he would resurrect Parkwood Corporation for a short time to get a deed for the town. He stated that the Towns attorney could put a deed together.

Mr. Moultrie discussed history of subdivision.

Mr. Kostura asked what roads this included.

Minutes
Georgetown Planning Board
February 26, 2003

Mr. Moultrie stated Waldingfield, Sawmill, Bayberry and Rosemarie.

Carleton Drive-Enos

The Board looked over the final decision on 4 Carleton Drive/Enos and signed the document.

Ms. Pantano would have the decision time stamped with the Town Clerk tomorrow and send a copy to Mr. Enos.

Deer Run

Mr. Maglio introduced the new owners of Deer Run Lane Anthony Carullo of Carullo Construction. He stated that they would be responsible for all financial aspects and would give certified copies of all agreements to the Board.

Mr. Evangelista stated that they must follow all rules of the decision given to the Maglio's.

Mr. Carullo stated that they understand this.

Mr. Moultrie stated that they have to execute a new surety a tri-partite agreement. He stated that they also should deposit \$2500 for Inspections.

Mr. Carullo stated that they would get the forms and deposit funds.

Form A-Jackman & Jewett Street-Tolman

As no one was present to represent the applicant this was moved to the next meeting.

Green Neighborhoods/Open Space Residential Design

Mr. Kostura stated he had copies of new open space preservation in Residential Development. He stated that this would replace the current PUD that the board has now. He stated that there are a few areas that the board has to develop. He stated they include minimum lot size, minimum units, a preliminary plan, sketch plan and a proof plan.

Mr. Gerraughty asked what is the benefit to the Town on this plan.

Mr. Kostura stated that under these regulations the plan goes to the ConsCom first. He stated that there is a design process in the bylaw. He explained provisions in the bylaw and stated that Symes, and the Spears have contributed to this bylaw model.

Minutes
Georgetown Planning Board
February 26, 2003

Mr. Moultrie stated that all members should look at this bylaw and go over changes together at a meeting. He stated that the board should hold off on Street Acceptances with the financial situation in Town.

Board Business/Town Meeting

Ms. Pantano stated that the Board has received a request from the ZBA to hold a Public Hearing to change the floodplain at 197 Jewett and at the Elkhorn property. She stated that the Planning Board must hold a Public Hearing for this.

Mr. Moultrie stated that the ISH bylaw needs fixing and an Open Space description. He asked Ms. Pantano to ask Ms. Leal to reserve four spots on the warrant for the Planning Board. He stated to put these issues on the agenda for next meeting after the Planner interviews.

Ms. Pantano explained that two applicants may not interview one dropped out and one may not attend. She stated a message was left that the person had questions and may attend. She asked if they wanted to ask anyone else to interview.

Board stated that they would look over the resumes again and call Ms. Pantano.

North Street ISH-Sand & Gravel

Mr. Moultrie stated that as two members of the board are not present tonight the applicant requests to continue the Public Hearing on this project. He stated to Mr. Anderson representing the applicants that the board now extends decisions to quarters the next being June 30, 2003.

Mr. Anderson asked for an extension on the decision to June 30, 2003.

Mr. Kostura made a motion to extend the decision on North Street ISH-Sand & Gravel to June 30, 2003. Second by Mr. Evangelista. All in favor 3-0.

Mr. Evangelista made a motion to continue the Public Hearing on North Street ISH-Sand & Gravel to March 26, 2003 at 9:30PM. Second by Mr. Kostura. All in favor 3-0.

Board Business

Mr. Evangelista made a motion to go into Executive Session to discuss an update by Kopelman & Paige on litigation. Second by Mr. Kostura.

Mr. Kostura-yes

Mr. Evangelista-yes

Mr. Moultrie-yes

Minutes
Georgetown Planning Board
February 26, 2003
Board came out of executive session.

Vouchers/Payroll

Janet Pantano-----\$957.85

Inspections

Millennium

- Whispering Pines-----\$617.50
- Crescent Meadow-----\$65.00
- Pillsbury Pond-----\$162.50

Mr. Kostura made a motion to pay. Second by Mr. Evangelista. All in favor 3-0.

Board Business

Colby Village

Ms. Pantano explained that this is a project in Newbury that has a small section in Georgetown. She stated that the section in Georgetown would not be built on and would be part of the Open Space for the project. She stated that this is a Senior Housing Project. She stated that the applicant asks how does that board want them to proceed.

Board looked at the plan and asked to have them come in at the next meeting for a brief overview of the project.

Acorn Way

Mr. Graham stated that he has been out to look at the intersection and has been talking with Mr. Berry. He stated that he would like to see a realigning of the intersection of Tenney and Jewett Street. He described what he sees doing. He stated that they could make a road through the center of the island and do away with the westerly side and keep the road toward Rowley.

Mr. Moultrie stated that this sounds good but would have to see on a plan.

Mr. Kostura asked how this would benefit the Town.

Mr. Graham stated it would do away with an intersection that does not work.

Discussion on road and intersection

Mr. Graham stated he is working with Thad Berry on this.

Correspondence

Minutes
Georgetown Planning Board
February 26, 2003

Letter from Mr. Morrow of 201 Central Street asking for return of his bond for the as-builts.

Board stated that they would vote at the next meeting on a release of the \$5,000 bond.

10 Pine Plain/Caribou Court-Definitive

Mr. Moultrie opened the hearing on Caribou Court.

Mr. Graham stated that he received plans and that they have been revised as to his previous report. He stated that the certificate of vote is unchanged. He stated that the decision is set up for the next meeting. He stated that the board might want to extend the hearing to March 12, 2002.

Mr. Evangelista made a motion to continue the hearing on 10 Pine Plain Road/Caribou Court to March 12, 2003 at 7:30PM. Second by Mr. Kostura. All in favor 3-0.

Master Plan

Mr. Moultrie asked where we are with them and who is left on the Committee.

Mr. Evangelista stated that he would talk to Alan MacIntosh at MVPC. He stated that most items would be done on Master Plan with what they are doing now with the Affordable Housing Grant.

Georgetown Shopping Center-SPA

Mr. Halloran gave a plan page to the board.

Mr. Musman attorney for the applicant was uncertain if they wanted to go forward without a super majority.

Discussions on how many members are needed for Site Plan Approval.

Mr. Musman stated that they would prefer to have a vote with a full board and asked to continue the Public Hearing.

Mr. Evangelista made a motion to continue the Public Hearing on Georgetown Shopping Center SPA to March 12, 2003 7:45PM. Second by Mr. Kostura. All in favor 3-0.

Mr. Evangelista made a motion to adjourn. Second by Mr. Kostura. All in favor 3-0.

Meeting Adjourned at 9:40PM

Minutes
Georgetown Planning Board
February 26, 2003

Minutes transcribed by J. Pantano.

Minutes approved as amended March 26, 2003.