

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

Present: Jack Moultrie, Chairman; Christopher Hopkins, Vice-Chairman;
Dan Kostura, Clerk; Peter Sarno; Alex Evangelista
Tim Gerraughty, Alternate Member;
Janet Pantano, Administrative Assistant

Absent: Larry Graham, Planning Board Technical Review Agent &
Inspector;

Meeting called to order 7:00PM.

Minutes

Mr. Kostura made a motion to approve the Minutes of February 26, 2003 as amended. Second by Mr. Evangelista. All in favor 3-0. Mr. Hopkins abstained and Mr. Sarno was not yet present.

Mr. Evangelista made a motion to approve the Minutes of March 12, 2003 as written. Second by Mr. Hopkins. All in favor 3-0. Mr. Kostura abstained and Mr. Sarno not yet present.

Discussion

Discussion on Zoning changes with Mr. Bonazoli.

Mr. Bonazoli stated that he thought the applicant on the property would bring this Zoning change to the Planning Board.

Mr. Moultrie stated that the property owner stated that they do not want to spend the funds.

Mr. Bonazoli stated that he had some other regulations that he thought should be amended. He stated that he thought the Planning Board would rewrite the bylaws.

Mr. Moultrie stated that they could go to town council with changes and then present at town meeting.

Mr. Evangelista asked if the changes were the four issues that are on his note.

Mr. Bonazoli stated that these are the bylaws that the ZBA would like defined better, definition of a corner lot, note 4 of Schedule of Use, Home Occupation, Schedule of Uses. He explained the changes that the ZBA has highlighted.

Mr. Moultrie stated that there is an issue with the Industrial Uses and Home Occupation uses. He stated that these should be updated.

Mr. Evangelista stated that the ZBA deals with these issues more than the Planning Board and if they work on the changes that would define these, then they could present them to the Planning Board.

Mr. Kostura stated that the bylaw should then read as defined by the Zoning Board of Appeals.

Mr. Hopkins stated that the court would not allow the ZBA to decide what is in an industrial area etc. He stated that they should look at other towns and see what they have. He stated that a broader list is needed.

Mr. Moultrie stated that they could work together on this but on the FloodPlain article that this is a technical issue and that they would need maps and more information before going forward.

Mr. Bonazoli stated that they have a report on the property that the FloodPlain effects and that are what they used to make a decision. He stated that he could get the report for the board.

Mr. Moultrie stated that FEMA would be redoing their map and this may help. He stated that if a couple of members got together they could work on this outside of a meeting.

Georgetown Shopping Center

Board signed the plans for the Georgetown Shopping Center.

Public Hearings/113 Jewett Street/SPA

Mr. Moultrie read Mr. Graham's remarks regarding 113 Jewett Street to the board.

Mr. Sarno made a motion to approve the Certificate of Vote for SPA for 113 Jewett Street. Second by Mr. Evangelista. All in favor 5-0.

Board signed the plans.

Nelson Street/ISH

Mr. Moultrie talked with Mr. Speicher regarding no new plans being given to the board ahead of time. He explained that the Board would not have enough time to make a decision before Town Election on May 12, 2003 and that there would be two member changes.

Mr. Sarno explained to the audience in full disclosure that they might not have a super majority to vote on this plan. He stated that the applicant might have to withdraw and start again. He stated that they have not received any new plans for the engineer to review.

Mr. Speicher stated that if they would have only four or three members to vote then maybe they can withdraw and then resubmit right away waiving fees. He stated that he would look into this. He stated that from all the information that has been stated at previous meetings they have made additional changes reflecting these concerns.

Mr. Christiansen stated that they have heard what the neighbors have said and that they have reduced to 18 units down from 24 units. He stated that units have been reduced in size also. He stated that the nine units by the Mazzotta's have been reduced to three units. He stated that the drive has been moved so that the headlights coming out of the site would not aim at the home across the street. He stated that they are now 75ft from the wetlands with the roadway 50ft from the wetlands. He stated that they have also moved the open space line and have added another three-quarters of an acre to the open space. He stated that he and Mr. Graham have disagreed on the road as to what would be compatible with Nelson Street. He stated that they propose a 22ft road and have added a sidewalk.

Discussion on when to return

Mr. Gerraughty asked if they could meet on the April 23, 2003 and see if they have a report from Mr. Graham.

Mr. Dubina stated that then they could withdraw and then reapply.

Mr. Sarno stated that he might abstain but that in May the new member would be on board.

Mr. Dubina asked if they could then come every two weeks to get moving on the project.

Mr. Hopkins stated that this depends on the engineering. He stated that Mr. Graham has to have time to review and write a report for the board and they

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need time to review also and make changes. He stated that this would not be realistic.

Mr. Speicher stated that they want to keep going and get the new plans to Mr. Graham and then review to Mr. Christiansen.

Abutter asked if the character of neighborhood has this been decided.

Mr. Moultrie stated that no decision is being made tonight.

Mr. Speicher asked for an extension to June 30, 2003.

Mr. Hopkins made a motion to extend decision date to June 30, 2003. Second by Mr. Evangelista. All in favor 5-0.

Mr. Hopkins made a motion to continue the Public Hearing on Nelson Street ISH to May 14, 2003. Second by Mr. Evangelista. All in favor 5-0.

Discussion on when public can review plans submitted to the board.

Deer Run

Mr. Moultrie stated that the developer submitted Form G and that he does not believe they have filed it correctly. He stated that they should fill the form out correctly and resubmit.

Board agreed

Emma Harris/PUD

Mr. Sarno explained to Ms. McCann that Mr. Kostura is not staying on the Planning Board and that he is running for Selectmen and that this plan would not be finished by the end of April. He stated that they could withdraw and then resubmit.

Ms. McCann stated that she would discuss this with her client.

Mr. Sarno stated that he would abstain and Mr. Kostura stated that he also would abstain.

Ms. McCann stated that if they do get through by the end of April then the board could not make a decision.

Mr. Hopkins stated that Mr. Graham would not be present at the next two meetings.

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Discussion on whether to go forward

She stated that they have circumstances beyond their control that require that they move forward and she asked Mr. Sarno and Mr. Kostura not to abstain.

Mr. Sarno stated that where this is the first hearing and that he does not want to feel he must be present for future hearings he would abstain.

Mr. Evangelista stated that with the boards past history it shows that the Board would not have a decision before May 12, 2003. He stated that they could waive the fee if they reapply.

Ms. McCann stated that they would like to go forward but would discuss with the applicant his options.

Mr. Cantofolo asked for a five-minute recess to discuss.

Ms. McCann asked if they could continue the Public Hearing until a meeting in May and take no evidence this evening.

Mr. Moultrie opened the hearing but stated that they would take no evidence tonight.

Ms. McCann asked for an extension to June 30, 2003.

Mr. Hopkins made a motion to extend the decision date for Emma Harris Way Definitive and PUD to June 30, 2003. Second by Mr. Evangelista. All in favor 3-0. Mr. Sarno and Mr. Kostura abstained.

Mr. Hopkins made a motion to take no evidence tonight and to extend the Public Hearing on Emma Harris Way Definitive and PUD to May 28, 2003 at 7:30 PM. All in favor 3-0. Mr. Sarno and Mr. Kostura abstained.

Form A-Lisa Lane/Kroner

Mr. Kroner explained the plan and that one owner is selling a piece of land to the other owner. He stated that this is just a lot line change.

Mr. Moultrie asked about the drainage easement.

Mr. Kroner gave a copy of the easement to Mr. Moultrie.

Mr. Moultrie stated that the easement is shown as 10ft on the plan and should be a 15ft easement.

Mr. Kroner stated that he would correct the plan and return at the next meeting.

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Vouchers

Janet Pantano-----Planners Collaborative Conference-----\$50.00

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

North Street-ISH

Mr. Moultrie explained to the applicant that they need a super majority and one member is not returning and one would be leaving for another office. He stated that they could withdraw and then resubmit. He stated that the board would waive fees to resubmit.

Rosaleen Zibell 214 North Street stated that this has gone on for nine months and that the board has had enough time and information to make a decision. She stated that the board could make a decision now.

Mr. Moultrie stated that they have to have the Town's engineer review the new plans before a decision would be made.

Ms. Zibell stated that they should approve the plan as it has been delayed long enough.

Mr. Hopkins stated that they have to have all the information before they make a decision as this effects the whole town not just North Street.

Mr. Moultrie stated that the applicant still has other boards to go before besides the Planning Board.

Sean Boulger Attorney for the applicant asked if they could defer this decision until the next meeting.

Mr. Anderson stated that on a resubmission would they waive the fees and would they start at a different level.

Mr. Moultrie stated that they would waive the fees but they would have to still start at the beginning.

Five Minute recess

Mr. Cohen stated that Mr. Graham has had the drainage report since December. He stated that the changes that were made have been minor changes.

Mr. Hopkins asked if they would like to have the board make a decision tonight.

Mr. Cohen stated no, they are not asking for a decision tonight but that they want the board to see their side.

Mr. Boulger stated that there is frustration to wait and stated that they would put all efforts into going forward. He asked if the board could squeeze them into a meeting and not have to restart. He stated maybe have a special meeting.

Mr. Hopkins stated that the board's engineer would not be able to be present and he does not want to make a decision without the engineer present.

Mr. Sarno stated that Mr. Graham would not be available on the meeting dates but that he would be available to meet with the chairman. He stated that they might not want to wait that the board can put our best foot forward and maybe try.

Mr. Hopkins stated that he does not want to be put in the position to make a decision without all the information put forward. He stated that they still have the condo document to review and engineering.

Mr. Boulger stated if the Engineer is not available then could they continue at that time. He stated that the condo documents could be acceptable as a condition to the Special Permit.

Mr. Hopkins stated that they have always had the condo docs beforehand and reviewed by the Town's attorneys.

Mr. Sarno stated that he does not see a decision before the election. He stated that he plans to stay until a decision on this plan is made and he hopes to stay only until the end of the summer.

Mr. Boulger asked if the board could make a decision by the end of the summer.

Mr. Moultrie stated that they still have to make a decision on traffic report, Mass Electric, clubhouse uses and parking, etc as highlighted by Mr. Graham.

Mr. Boulger asked when they could return if they re-file.

Mr. Moultrie stated at the May 28, 2003 meeting.

Mr. Boulger asked if they could still work with Mr. Graham on the plans. He stated that they would continue the hearing and then re-file.

Mr. Moultrie stated that in the comments from Mr. Graham he requested that a traffic report be done, open space be defined and what is between buildings and for them to come up with a schematic. He stated that Mr. Graham suggest that they might want to put up an eight foot fence with chicken wire to keep anyone out of the Mass Electric right of way. He stated also that Mr. Graham asked about the use of the clubhouse as this should be defined if there would be

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functions, weddings, etc. and then the parking would have to be addressed whether it would be adequate. He stated that they should start to execute the condo documents. He stated that the offsite sidewalk should be shown and defined. He stated that besides these issues that there was nothing glaring to be addressed.

Mr. Boulger asked to continue the Public Hearing to May 28, 2003.

Mr. Hopkins made a motion to continue the Public Hearing on 192 North Street-ISH to May 28, 2003 at 8:30PM. Second by Mr. Sarno. All in favor 5-0.

Planner Position

Mr. Sarno made a motion to increase the rate of pay offered to Ms. Byerley to an amount not to exceed \$23,346 the same as she is receiving in West Newbury with review of educational achievements. Second by Mr. Hopkins. Vote 4-1 Mr. Kostura-no

Executive Session

Mr. Evangelista made a motion to go into Executive Session to discuss litigation on Centore Property. Second by Mr. Hopkins.

Mr. Kostura-yes
Mr. Evangelista-yes
Mr. Moultrie-yes
Mr. Hopkins-yes
Mr. Sarno-yes

Board came out of Executive Session

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

Meeting adjourned at 10:55PM.

Minutes transcribed by J. Pantano.

Minutes accepted as amended April 9, 2003.