

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Basement Meeting Room
May 14, 2003
7:00PM**

Present: Jack Moultrie, Chairman; Christopher Hopkins, Vice-Chairman; Peter Sarno; Alex Evangelista; Rob Hoover; Jacki Byerley, Town Planner; Tim Gerraughty, Alternate Member; Larry Graham, Planning Board Technical Review Agent & Inspector; Janet Pantano, Administrative Assistant

Absent:

**Discussion
Form A/Kenneth Road/O'Neil**

Mr. Evangelista made a motion to APPROVE the ANR lot line change for Kenneth Road. Second by Mr. Sarno. All in favor 5-0.

Form A/Tenney-Jewett St/Nixon

Mr. Sarno made a motion to APPROVE the ANR lot line change for Lot 5A Jewett & Tenney Street. Second by Mr. Evangelista. All in favor 5-0.

Mr. Sarno made a motion to APPROVE the ANR lot line change for Tenney to Elkhorn Development. Second by Mr. Evangelista. All in favor 5-0.

Whispering Pines/Raymond's Creek

Motion to continue

Mr. Moultrie stated that the board is okay with the changes on the Raymond's Creek Special Permit ISH. He stated that the changes on the Subdivision Whispering Pines would have to be addressed with a modification to the plan along with the comments made by Graham Associates. He stated that Mr. Longo would have to take care of the paperwork and submit a modification for a Public Hearing. The Planning Board agreed to waive the fees for the submittal of the modification.

Mr. Hopkins made a motion that based on the information provided by the applicant and Graham Associates the elimination of the community center does

Minutes
Georgetown Planning Board
May 14, 2003

not deem a substantial change to the Raymond's Creek Special Permit. Second by Mr. Sarno. All in favor 5-0.

Public Hearings

65 Jackman Street/SPA

Thomas Neve of Neve Associates a civil engineer and land planner is representing the applicant. He stated that they plan to move a well drilling business to Georgetown. He stated that they have purchased the building on the corner of Farm Lane and Jackman Street. He showed pictures of the building to the board. He stated that the applicant would like to build an addition to house his trucks. He stated that the trucks are computer equipped and they want to keep them safe and out of the weather. He stated that they would be adding a secondary access and would be extending the drive. He stated that the trucks would drive in one way and go through the building and exit out the other side. He stated that they are dropping the addition so the roofline would be the same. He stated that the elevation for the garage would be lower then the original building. He stated that they would have a 16ft ceiling height in the new building. He stated that the building would be 50ft larger. He stated that he had the original approval for this lot. He stated that what was built is smaller then what was proposed to be built.

Mr. Moultrie looked over the previous plan.

Mr. Neve stated that they would provide some drainage to treat the stormwater on the lot. He stated that the lot is in the watershed overlay district. He stated that they would go before the ZBA as required by the Building Inspector.

Mr. Moultrie asked if there would be any bulk storage.

Mr. Neve stated that they plan to have a trailer storage shed and he asked if it would require a variance for two buildings on one lot.

Mr. Moultrie stated that it would be a ZBA issue and that the ZBA did pass an ordinance on storage buildings.

Mr. Neve stated that there would be storage racks outside. He stated that the fuel storage would be in a tank with a concrete base as required.

Mr. Moultrie asked the size of the tank.

Mr. Neve was uncertain about the size of the tank and stated that he would get that information for the board. He stated that there would be eight employees, a water well builder, 3 mach trucks and that the vehicles would be on the job during the day and stored at night on site. He stated that there would be a maximum of 12 vehicles.

Mr. Moultrie asked about the wetland line.

Mr. Neve stated that their task is with the ConsCom. He stated that they would do stormwater calculations and add them to the plan. He stated that he had wanted to wait until after the ConsCom meeting to do this but the ConsCom did not have a quorum and the meeting had to be moved to next month. He stated that he would propose a buffer zone enhancement plan to the ConsCom.

Mr. Evangelista asked if all twelve vehicles would be housed inside the building.

Mr. Neve stated that they would not that four would be in the addition and four service trucks would be in the existing building. He stated that if they had twelve then four would have to be housed outside and that they would be small trucks.

Mr. Hoover asked about the floor elevation and catching of fluids inside the building.

Mr. Neve stated that the DEP does not allow drains inside of buildings. He stated that they would build a solid concrete floor.

Mr. Hoover asked if there were any setback issues

Mr. Neve stated that there are none. He stated that the trailer shed might have a setback issue but he was not sure of this.

Mr. Hoover asked if this was an improvement as to what is there and what they propose.

Mr. Neve stated that this was a machine shop and not was not sure of use. He stated that the applicant plans to have an area for trucks, a welding shop and offices.

Ms. Byerley stated that more details should be show on the plan.

Mr. Graham asked what would be stored in the storage racks.

Mr. Neve stated that a picture is a thousand words and that he would bring a picture to the next hearing. He stated that he believes that they would only store casings and tubes. He stated that these would be open to the weather and made of steel pipe.

Mr. Graham stated that he has concern of a foreign substance being brought back to the site.

Mr. Moultrie stated that there is still a lot to be done on this plan.

Mr. Neve asked if they could return in a month.

Mr. Hopkins stated that they should meet with the ConsCom before returning to the Planning Board.

Mr. Moultrie stated that the 100-year flood plain runs through the center of the plan.

Ms. Byerley stated that they require an extension.

Mr. Neve requested an extension to September 30, 2003.

Mr. Sarno made the motion to extend 65 Jackman Street/SPA to September 30, 2003. Second by Mr. Evangelista. All in favor 5-0.

Mr. Hopkins made a motion to continue the Public Hearing on 65 Jackman Street/SPA to June 25, 2003 at 7:30pm. Second by Mr. Evangelista. All in favor 5-0.

197 Jewett Street/Definitive Subdivision continued

Tom Manetta of Atlantic Engineering stated that they are proposing a 7-lot subdivision with one existing home. He stated that the cul de sac has a detention basin. He stated that their meeting with the ConsCom is going much better. He stated that all septic systems are out of the 100ft buffer zone. He stated that he does not have a written report to Mr. Graham's review.

Mr. Moultrie asked Mr. Graham to comment.

Mr. Graham stated that this was his third review and the most comprehensive. He stated that the plan does address filling of the flood plain. He stated that he has no issue with the wetland crossing but does have an issue with the wetland filling. He stated that he may be agreeable to withdraw questions of buildability of lot 6 but still has concerns of Lots 2 and 4. He stated that lots two and four remain an issue they do comply with Zoning for area and frontage the contiguous building area for upland is 25,000sq ft. for septic these areas are 10,000 sq. ft. he stated that it is questionable if these lots are buildable. He explained drainage in the front area. He stated the detention basin is inadequate. He recommended enlarging the detention basin and to discharge into the wetland might encroach on two lots. He stated that he would ask for section views because of proposed fill and a guardrail especially near lot lines. He stated that he recommends a site walk and asked that the lot lines be marked.

Mr. Hoover stated that the plan shows a concrete retaining wall 8ft high.

Minutes
Georgetown Planning Board
May 14, 2003

Mr. Manetta explained that the wall goes from 0 to 7.2 ft.

Mr. Graham stated that the road is next to an abutting property so that is why they would require a wall and can not grade in this area.

Mr. Evangelista and Mr. Moultrie stated that they would wait to comment until after the site walk.

Mr. Sarno stated that he would like more information on the retaining wall. He stated that on Pillsbury Pond the wall is ugly and would like to see some options on this wall.

Mr. Moultrie stated they would set up a site walk.

Site walk scheduled for May 23, 2003 at 5:00PM.

Mr. Sarno stated that abutters are entitled to walk the property with the board.

Jeff Rhuda stated that the abutters would have to sign a two-line waiver.

Mr. Manetta stated that lot 2 and lot 4 that Mr. Graham is concerned about meet or exceed the regulations and are out of the no-cut areas, meet setbacks, and lot shape requirements and Board of Health requirements.

Mr. Evangelista made a motion to continue the Public Hearing on 197 Jewett Street to June 11, 2003 at 8pm. Second by Mr. Sarno. All in favor 5-0.

Nelson Street/ISH

Mr. Christiansen stated that they have been instructed to put more details on plans. He stated that they have Mr. Graham's report on what he has reviewed and what they need to supply.

Mr. Graham stated that he has issues with the design concept. He stated that his first issue is that most of the development is on the tail end of a 900ft road with a cul de sac. He stated that the road would be built to the limit of the regulations of 1000ft road. He raised concerns of traffic, snow removal, emergency access. He also asked what are they doing with ConsCom issues. He stated that they have moved the road west to stay away from that wetlands and would have to build retaining walls and do a great deal of clearing and cutting back of the bank and this is for a local jurisdiction wetland law. He stated that the Planning Board could take a position and ask the ConsCom to consider a change. He stated that it would be worse to cut into this hill and build walls. He stated that it would do more harm to the land. He stated that there is room for improvement with ConsCom issues. He showed a detention basin in the area behind an abutter and stated that they are still altering the area even though no

Minutes
Georgetown Planning Board
May 14, 2003

building would be in this area. He stated that the Water Department letter states that they would not need a looped water main.

Mr. Moultrie stated that he is not in agreement that water main should not be looped.

Mr. Graham stated that they should look at a study for improvements for the intersection of Central and Nelson Street. He stated that the board should decide on harmony to the neighborhood and the number of units.

Mr. Christiansen stated that the Fire Department did not have an issue with the road. He stated that trying to keep units from neighbors is why they are grouped together. He agreed that they would rather not be cutting into the hill but they have comments from ConsCom that they do not want to have the road in the buffer area.

Mr. Speicher attorney for the applicant stated that they are before the ConsCom and agree that they would rather not cut into the hill and if the Planning Board could relate this to the ConsCom it may help with a decision.

Mr. Moultrie stated that the character of the neighborhood should be addressed.

Mr. Evangelista stated that he thought that the plan shows a lot of asphalt with one and a half cars per acre. He stated that this is a Scenic road and residents would rather see two-acre homes. He stated that he would like to see a plan with two-acre zoning.

Mr. Speicher stated that they have shown this to the board at a previous meeting. He stated that it would eat up this parcel and the 6 acres that they plan to donate to Camp Denison. He stated that this plan shows 18 acres for 18 Town houses and uses less density then the usual townhouses.

Mr. Moultrie stated that plans are moving more and more from the definition of the bylaw.

Ms. Byerley stated that the road is close to the lot line.

Mr. Dubina stated that the road was moved because of the concerns of the Mazzotta's.

Mr. Christiansen stated that they are trying to accommodate abutters and wetlands. He stated that if the cul de sac was not at the end then they would not get the units in.

Ms. Byerley asked that the ANR lot not be shown on this plan. She stated that it should state not a buildable lot.

Mr. Christiansen stated that they would remove this with the final plan and that they added it to the plan so the Board and abutters would be aware that it would be built on.

Mr. Sarno stated that he would not vote on this if they resubmit because he is leaving the board. He stated that they could resubmit so all members could vote. He stated that the applicant has changed this plan drastically from input from neighbors, the Board and the Planner. He stated that instead of resubmitting if the board does not find further reduction palpable then they should make a decision instead of a new submittal. He stated that this could be painful but we should move the process.

Mr. Moultrie stated that only four members could vote tonight on this plan.

Mr. Christiansen stated that they do have a plan to resubmit and have the form filled out already.

Mr. Speicher stated that they would be willing to withdraw without prejudice and ask to resubmit with a waiver of fees.

Mr. Dubina stated that they have moved the road, buildings and that they do not know what harmony of neighborhood means. He asked would reduction of units make a difference to the Board.

Mr. Moultrie stated that how many units would the board like to see.

Mr. Hopkins stated that he would like to see 15-16 units.

Mr. Gerraughty stated that he feels this is in harmony with the neighborhood and that the A-frame home there now is not seen with the trees and if they do not cut into the hill the plan would be a benefit to the neighborhood.

Mr. Moultrie stated that he is keeping an open mind.

Ms. Byerley asked if they had a tear drop cul de sac how many units would they have.

Mr. Christiansen showed a previous plan with three units up front and fifteen in back and units 300ft from the street.

Mr. Moultrie stated that the board should decide if they should go forward.

Mr. Hopkins stated that the length of road is an issue but that this is a better plan with units in front. He stated that harmony is a dead issue character of neighborhood is what they look like. He stated that ISH is allowed in this area.

Minutes
Georgetown Planning Board
May 14, 2003

He stated that the location is good and close to downtown. He stated that he would not shoot down because of the harmony issue. He stated that 15 units are a better number and that he likes this plan better.

Mr. Christiansen asked that if they move the road down from the hill and then go to the ConsCom that they would have the boards backing.

Mr. Hoover stated that he agrees with Mr. Graham on the length of road and on the cul de sac but would not speak for the ConsCom. He stated that if the road were moved then it would seem to make sense. He stated on the issue of harmony with the neighborhood unit 18 would be looking up at a 32ft up walls and the grading is at a two to one slope.

Bill Hileman 23 Nelson Street stated that this is a Scenic Road that was designated by Town. He stated that with these 18 units there would be an increase of 75% to the neighborhood. He stated that Mr. Ogden and Mr. Dubina took a risk proposing this plan and that there are a lot of ISH units in the area.

Maria Gauvain 22 Nelson Street stated that this is a Scenic Road and that Mr. Dubina has stated that they do not know what the neighbors want. She stated that the neighbors want to maintain two-acre zoning. She asked about the increase of acreage of the ANR lot and if they would build more than one home there. She asked why the driveway was reconfigured. She stated that she agrees with what Mr. Hoover and Mr. Hopkins stated on looks. She stated that now they stonewalls with gravel drives and brick chimneys and farmers porches.

Mr. Moultrie stated that on the question of the ANR lot that a one-lot subdivision has to have twice the lot size for the reduced frontage.

Ms. Gauvain stated that no one wants the hill cut and at this time of year you can not see the A-frame but that with the cutting you would be able to see everything.

Mr. Christiansen showed the plans of units and stated that the style would be Colonial.

Mr. Dubina stated that these are not tweaked and they would have more detail later.

Mr. Moultrie asked if the siding would be clapboard.

Mr. Dubina stated that they would use a vinyl and that the chimneys would be zero clearance but that they could use fake brick.

Mr. Speicher stated that they are talking about the character of the street and that you would only see the road from Nelson Street and that they are asking to

Minutes
Georgetown Planning Board
May 14, 2003

have the drive width reduced. He stated that the units would be viewed from Nunans not from Nelson Street.

Pan Millett 23 Nelson Street stated that they are right across from the development. She stated that this would be a radical change for her as she can not see the A-frame and how would you prevent her from seeing the units.

Mr. Dubina stated that if they build a subdivision then it would be more predominate then what they now propose.

Mr. Hopkins stated that if a subdivision is built it would be worse and they would have children with all the comings and goings.

Ms. Millett stated that she likes children and what are the rules for zoning.

Mr. Hopkins stated that this is in the rules for this area.

Mr. Sarno stated that the Planning Board has approved one ISH and one is proposed on North Street.

Mr. Hileman asked if how many units does Georgetown need.

Mr. Sarno stated that he does not know what the need is but that there is a need.

Ted Mazzotta 18 Nelson Street stated that a subdivision would be spread out over all the land. He stated that he is concerned about having 18 neighbors in his backyard.

Mr. Moultrie stated that the land was for sale.

Abutters stated that they were never told the land was for sale.

Mr. Evangelista stated the senior home maximum is 10% of homes in town.

Melissa Mcloy 239 Central Street stated that she is concerned with lights to street. She stated that the triangle at Nelson and Central is beautiful and would hate to see it go. She stated that her father is a developer in Ohio and that it is more in character to have homes then the ISH.

Ms. Gauvain stated that she never wanted no building that she knew building would happen. She stated that the burden of the impact of the 18 units on the infrastructure is greater then with homes.

Ms. Byerley asked what is the size of homes vs. the size of the ISH units.

Minutes
Georgetown Planning Board
May 14, 2003

Mr. Christiansen stated that the comparison of the buildings to homes is not too much different.

Mr. Speicher stated that traffic would be similar to homes and water use is less as state allows less.

Mr. Moultrie stated that with homes that size now there are a lot with accessory apartments.

Mr. Hoover asked about a PUD.

Mr. Sarno stated that with a PUD they have to have 20 acres with the same 7 lots.

Mr. Speicher asked to withdraw the plan without prejudice and for the board to waive the filing fees for them to resubmit.

Mr. Sarno made a motion to allow the Nelson Street ISH to withdraw without prejudice and waive the filing fees to resubmit. Second by Mr. Evangelista.

Mr. Moultrie stated that they have to look at the roadway, density, traffic, and a reduction to 15 units.

All in favor 5-0.

Board Business

Pillsbury Pond

Mr. Graham explained issue with a wall on Pillsbury Pond and stated that it is not a problem.

Appointments

Ms. Byerley stated that she did not know if Robin O'Malley was still interested in being the CIP representative for the Planning Board.

Ms. Pantano to call and ask Ms. O'Malley if she would be interested in being reappointed.

Ms. Byerley asked if a member wanted to be the CPA representative.

Mr. Hopkins stated that he would but would have to wait and would find out if it would be a conflict with another position that he holds.

Minutes
Georgetown Planning Board
May 14, 2003

Ms. Byerley asked if Mr. Sarno wanted to stay as School Facilities representative.

Mr. Sarno stated that he would stay as the representative for now.

Budget

Ms. Byerley stated that the Budget for the Planning Board Salaries is off this year by \$1,000 and she does not know if it would be adjusted.

Discussion on budget

Mr. Moultrie stated that there is a finance meeting on Friday and that he would represent the board.

Ms. Byerley stated that she would e-mail the budget to Mr. Moultrie.

Georgetown Savings Bank/pumping

Mr. Graham explained that in the high water season that they have called him about water in the basement and that they are pumping to the town sewer.

Mr. Moultrie stated that is there a liability issue with this.

Mr. Graham stated that the Bank said that they sent reports to Mr. Moultrie.

Mr. Moultrie asked if we could make them responsible for this as it is not the town's responsibility if a problem occurs.

Mr. Graham stated the basement displaced some groundwater.

Discussion on water and basement of building.

Mirra

Mr. Moultrie stated that the Mirra's have to remove 30,000sq ft of soil. He stated that they plan to move soil to Tenney Street and that they have been told they have to file an Earth Removal Permit.

He stated that Symes is going to donated some fill to the town from the Pillsbury Pond site.

Scope of Services

Ms. Byerley stated that the Scope of Services from MVPC has to be signed. She stated that the Chairman must sign the contract.

Mr. Moultrie signed the contract.

Vouchers

Millennium

- Crescent Meadow-----\$1,235.00
- Pillsbury Pond-----\$130.00
- Whispering Pines-----\$845.00

Office Supplies

- Schwaab-----\$27.55

Chaplin Hills

Mr. Graham stated that he gave an estimate of what is required to be finished on Chaplin Hills and this adds up to \$97,000.

Cuffee Doles

Mr. Moultrie stated that he and Mr. Graham reviewed the parking lot and it does not require to be repaved.

Mr. Moultrie explained the issue with the patio and Mr. Archer going before the Selectmen.

GIS

Mr. Graham stated that for the developers to comply with the memo he has should not be an issue.

Minutes

Mr. Sarno made a motion to approve the minutes of April 30, 2003 as amended. Second by Mr. Hopkins. All in favor 4-0. Mr. Hoover abstained.

Mr. Evangelista made a motion to approve the minutes of April 9, 2003 as previously amended. Second by Mr. Hopkins. All in favor 4-0. Mr. Hoover abstained.

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

Meeting adjourned at 11:05 PM.

Minutes transcribed by J. Pantano.

Minutes
Georgetown Planning Board
May 14, 2003
Minutes approved as amended June 11, 2003.