

**MEETING  
GEORGETOWN PLANNING BOARD  
Memorial Town Hall  
Basement Meeting Room  
September 24, 2003  
7:30PM**

**Present:** Christopher Hopkins, Acting Chairman; Mr. Evangelista; Mr. Hoover; Mr. Gerraughty; Jacki Byerley, Town Planner; Larry Graham, Planning Board Technical Review Agent & Inspector

**Absent:** Jack Moultrie, Chairman

**Meeting called to order 7:30PM.**

**ANR Plan-North Street-Dorothy Maglio**

Mr. Evangelista motioned to APPROVE ANR plan Map 12 Parcel 61 and 63, 2<sup>nd</sup> Mr. Hoover, voted 4-0 in favor of the motion.

**Cuffee Doles**

Mr. Hopkins informed the public that the Cuffee Doles discussion has been continued until the October 8, 2003 meeting at Graham Archer's attorney's request.

**Minutes**

Mr. Evangelista motioned to accept the August 13, 2003 minutes as amended, 2<sup>nd</sup> by Mr. Hoover, voted 4-0 in favor of the motion.

Mr. Gerraughty motioned to accept the minutes of September 10, 2003 as amended, 2<sup>nd</sup> by Mr. Hoover, 4-0 in favor of the motion.

**Correspondence**

CIP-The Planning Board determined not to submit any request for CIP funds.

Mr. Hopkins requested that the Planning Board look into having the soccer field at Little's Hill accepted at the upcoming Fall Town Meeting. Ms. Byerley stated she would inform the Board of Selectmen of the request and contact Spears regarding the deeds. Mr. Hopkins stated that the field still needed a fence but we should start the process and have the fence placed prior to Fall Town Meeting.

Mr. Gerraughty read Matthew Maglio's memo dated September 22, 2003 into record, which requests a waiver from having the town engineer review a lot and grading plan for 10Deer Run Lane.

Mr. Hoover motion waive the review requirement as suggested in the memo based on confirmation from Mr. Graham that he is also in agreement to waiving the individual lot grading plan, 2<sup>nd</sup> by Mr. Evangelista, voted 4-0 in favor of motion.

The Planning Board reviewed ZBA's memo stating they were going to reopen the discussion on 118 East Main Street at their October 7 meeting at 7:30 p.m. Mr. Evangelista stated he would be present at that meeting.

### **Carleton Drive Map 15 lot 45 & 63 Site Plan Approval**

Mr. Evangelista motioned to allow the withdrawal without prejudice to Map 15 lot 45 & 63, return the \$4050 held in engineering fees and waive Site Plan Approval filing fees for future filings to this site, 2<sup>nd</sup> by Mr. Gerraughty, voted 4-0 in favor of the motion.

### **Discussions**

Mr. Hoover requested the members input regarding requiring all filings to have a profession landscape designer submit Landscaping plans. Suggestion went back and forth regarding whether to require a landscape architect to design the landscape of site plans etc. The Board felt that it should be determined on a case by case basis but understood Mr. Hoover's point of view.

**Mr. Gerraughty motion Recess starting 8:40 p.m. until 8:55 p.m. 2<sup>nd</sup> by Mr. Hoover 4-0.**

**Mr. Hopkins called meeting back to order at 9:00p.m.**

### **East Main Street/Carleton Drive map 14 lot 10 Site Plan Approval**

Mr. Larry Beals representative for Norino and Lenny Mirra of Beals Associates went through and overview of the plans. He stated the lot consists of 5.86 acres having frontage on both East Main Street and Carleton Drive. The State has in place along East Main Street a no access easement so that they cannot access this lot from East Main Street. They plan on accessing the lot from the frontage on Carleton Drive. A portion of the land falls under the local wetland bylaws. The existing drainage along Rte.133 needs work, wetland resource area west side of site have 100' buffer around vernal pool located inside wetland. The prepared grading site comes from the filing with Conservation Commission

The proposed building is 42,000 SF mainly retail with 4,000SF of it to house a 50 seat restaurant due to the septic system limitation. The applicant proposes to

entrances from Carleton Drive with a looped drive behind the building. Mr. Beals felt the dimensional requirements have been met or exceeded. The roof drainage is proposed to go into the easterly basin; each catch basin runoff goes into forebays both have overflows.

Mr. Graham went through his report dated September 24, 2003. The following items were discussed to be revised at the next hearing:

- the existing conditions plan would be update to show the current conditions, if possible it was going to done with spot grading if not the applicant would submit a second existing conditions plan;
- the Enos building entrance and existing parking would be shown on the plan;
- the applicant would look into whether to have some areas of the parking designated one-way and possible add a sign that the rear of the building was for deliveries only;
- service lines such as electric, cable , phone, etc would be shown on the plan;
- the applicant would look into lowering the percentage of the grades at the entrances whereas they are currently at a 5% and 9% grade;
- look into a possible easement for a looped waterline;
- adding additional catch basins, Mr. Graham did not believe that the four proposed was sufficient for the site;
- the piping network for the roof runoff is to be added to the plan;

The applicant will respond to all of Mr. Graham's comments.

Mr. Hoover highlighted Section 165-83, Site Plan Approval requirements. He informed the applicant that he would be looking closely at this section as well as site landscaping, lighting and maintenance guarantees. Mr. Hoover expressed concern over the size of the building as noted by the required site retaining wall and lack of planting against the building. He asked the applicant to save significant tress along Carleton Drive and for complete screening from Rt. 133 and Rt. 95.

Mr. Hopkins requested the public's input.

Ms. Janet Talbot of 35 Tenny Street expressed concerns with the traffic coming from the proposal and with what is currently on site. She felt that the trucks entering onto Carleton Drive were dangerous and wasn't sure if the additional traffic from the proposal would cause safety concerns.

Mr. Hopkins requested comments from the Board members.

Mr. Hoover mirrored many of Mr. Graham's memo concerns such as the existing condition plan, the sidewalks not having enough detail and the loading area etc. He went on to say that the landscaping and lighting plan needs to be relooked at to take best advantage of the site. Mr. Hoover hoped that the site could be shielded from view on Rte. 95. He suggested looking into irrigation for the planting especially at the rear parking area. He suggest relooking at legend for

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plant list some items are not listed and he requested adding a detail for the retaining wall.

Ms. Byerley requested that the applicant respond to her review dated September 22, 2003 but requested that the Planning Board make a determination on whether to require a traffic study; community impact study; architectural renderings and landscaping plan drawn up by a Landscape Architect. The Planning Board determined that the applicant should provide all of these except for the community impact study. They felt that this could wait until after the Traffic Study was submitted and reviewed. The traffic study is to include both the traffic count and grade along with possible improvements that could be made.

Mr. Mirra requested an extension of time for the Planning Board to issue a decision for the Site Plan Approval until December 31, 2003.

Mr. Gerraughty motioned to grant the request to extend the time for the Planning Board to issue a decision until December 31, 2003, 2<sup>nd</sup> by Mr. Evangelista voted 4-0 in favor of the motion.

Mr. Evangelista motioned to continue the public hearing until November 12, 2003 at 8:00 p.m., 2<sup>nd</sup> by Mr. Gerraughty, voted 4-0 in favor of.

Mr. Evangelista motioned to adjourn the meeting of September 24, 2003 2<sup>nd</sup> by Mr. Gerraughty voted 4-0 in favor of the motion.