

**MEETING  
GEORGETOWN PLANNING BOARD  
Public Safety Building  
January 9, 2002  
7:30PM**

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

Absent:

Meeting called to order at 7:30 p.m.

**Discussion**

**Georgetown Savings Bank**

Mr. Bob Rudolph attorney for the Georgetown Savings Bank explained that the Bank is asking for an extension on their Site Plan Approval. He stated that they are asking for a one-year extension to January 25, 2003.

Mr. Evangelista made a motion to grant an extension to the Georgetown Savings Bank for one-year. Second by Mr. Kostura. All in favor 5-0.

**Street Acceptance  
Maureen Lane**

Mr. Sarno asked if there is a punch list of items to be finished on Maureen Lane.

Ms. Colwell stated that they have a punch list from Mr. Patrowicz from 1999. She gave the as-builts back to Mr. Aulson for him to add the changes made to the slope.

Board went over punch list with Mr. Aulson.

Discussion on item # 3 involving a drain requiring a headwall and guardrail.

Mr. Aulson explained about drain and that they never knew about this drain and it was uncovered during construction.

Mr. Moultrie stated that he knew about the drain and that the town has an easement.

Mr. Aulson stated he would give the town \$500 for easement and tie the drain into drainage that they now have.

Discussion on drainage easement.

Mr. Moultrie stated that he would check his records on the easement. He stated that the State took the easement.

Item #4 34 street trees.

Mr. Aulson stated that the board voted not to put in trees because of utilities.

Ms. Colwell to check minutes relating to trees.

Mr. Hopkins stated that the Board should send an engineer out again to see what is finished and what is not.

Mr. Sarno stated that to relate to a document that is two years old is not right. He stated that the Board should send the current subdivision engineer out to come up with a punch list.

Mr. Aulson stated that he would do what ever has to be done.

Mr. Moultrie made a motion to have Mr. Graham go out to Maureen Lane and review for street acceptance. Second by Mr. Evangelista. All in favor 5-0.

Mr. Sarno stated that he would like to give a date to Mr. Graham to have a report to the Board. He stated have for first meeting in February the 13<sup>th</sup>.

Ms. Colwell stated that they could go through Mr. Graham's report that meeting.

Mr. Aulson asked to go through report tonight.

Mr. Sarno went over list. He stated that the easement has to be investigated. There was a discussion on trees and Ms. Colwell will investigate this.

- #6 to be looked into.
- #7 taken care of.
- #8 to be done two weeks before acceptance.
- # 9 they would check with the Water Department to see if the water line has been tested and approved.

Mr. Aulson asked to be present when Mr. Graham does the review.

**Form A- Jewett Street/Nixon**

Ms. Colwell explained plan and showed where lots were taken off of the plan and lot line changes.

Mr. Evangelista made a motion to endorse the Form A/Jewett Street. Second by Mr. Moultrie. All in favor 5-0.

**Form A-Andover Street/Maguire**

Ms. Colwell stated that Mr. Maguire changed the language on the lot as requested by the Board to read not a buildable lot.

Mr. Kostura stated there are wetlands on the lots.

Mr. Moultrie made a motion to endorse the Form A/Andover Street as amended. Second by Mr. Kostura. All in favor 5-0.

**Crescent Meadow Lane/(formerly Brock Way)**

Mr. Sarno opened the public hearing for Crescent Meadow Lane (formerly Brock Way).

Mr. Evangelista excused himself from the hearing.

Mr. Graham arrived 8PM.

Kenneth Knowles, of Meridien Engineering explained the plan. He stated that there would be 3 lots with a 20-foot wide paved roadway. He pointed out the drainage structures. He stated that they would like to remove the no cut zones between the lots and the Georgetown Club, they would like to do selective cutting in these areas for views of the golf course.

Graham stated that this was an issue in another town in a similar setting and did not want to overlook.

Barry Enos stated that there are not many large trees in area of no cut. He stated that there are some trees that were knocked down when the cart path was put in and they would like to clean these out. He stated that there are some big pines on lot and that these would not be cut down.

Mr. Hopkins asked how far would the home be from the property line.

Mr. Knowles stated the home would be about 65 feet to 78 feet from the property line.

Mr. Hopkins stated that they would clean up downed trees but leave as a no cut area.

Mr. Graham stated that on page 4 item 6 has wording similar as to what is just discussed. He stated that they could include aesthetic preparation.

Mr. John O'Neil stated that they are more concerned with no cut areas between the golf club and not between the abutters (homeowners).

Discussion on no cut areas on lots and that view of golf course would maybe be what homeowners are looking for.

Mr. Kostura stated lots in this area are treed lots and that they should keep no cut areas between lots.

Mr. Knowles stated that on Page 6 #6 the off site drainage calcs have not been done as they have been unable to go onto the Georgetown Club property. He stated that they have the calcs that were done by Geoambient the previous engineering firm. He stated that they should soon be able to obtain their own calcs.

Mr. Graham explained issues and what they have for calculations.

Ms. Colwell stated that she sent a memo to the Police and Fire regarding the street name.

Mr. Knowles stated that as this would not be an accepted town street they do not want to put in street trees.

Mr. Moultrie stated that if the street would stay private then he does not have a problem with this.

Mr. Sarno stated that they would have to ask for a waiver for this.

Mr. Sarno asks if there were any questions from abutters present.

Mr. Maguire asked about a box culvert adjacent to his property.

Mr. Knowles explained culvert to Mr. Maguire.

Mr. Maguire wanted to be sure a drain would remain.

Mr. Kostura asked about a culvert on the Russo property.

Mr. Knowles stated that the culvert would be staying.

Mr. Kostura explained that the water flow from this property goes to the town wells.

Ms. Colwell stated that the Hardenber driveway will now come off of this road and would actually make this a four-lot subdivision.

Mr. Graham stated that the Hardenber culvert will stay but the driveway will be moved.

Mr. Sarno asked if they require an extension date.

Ms. Colwell stated January 25, 2002 is the date that they now have.

Applicant and Board went over waivers on page 5.

Mr. Knowles stated they propose sloped granite at entrance and at back of catch basins and the rest bit. berm. He stated that they could have slope granite at the turnaround.

Mr. Graham stated that what they propose works.

Mr. Graham stated that he is okay with the length of road, highway bounds not put in, and no streetlights. He stated that the Firebox is subject to decision from the Fire Chief.

Mr. Enos asked for an extension to March 29, 2002

Mr. Hopkins made a motion to extend the decision date to March 29, 2002. Second by Mr. Moultrie. All in favor 4-0. Mr. Evangelista was not present.

Mr. Hopkins made a motion to continue the Public Hearing on February 27, 2002 at 8PM. Second by Mr. Moultrie. All in favor 4-0. Mr. Evangelista was not present.

### **Fuller Court-Definitive Subdivision Plan 8:50PM**

Ms. Colwell stated that she just received the new plans today. She stated that the applicant's engineer could not be present tonight but the applicants are here. She stated that site easement was an issue at last meeting.

Board went over draft decision.

Mr. Graham read his recommendation for the site easement.

Ms. Colwell asked how would they secure the lot; covenant or other form of security

Mr. Moultrie asked if the Building Inspector would be involved.

Ms. Colwell stated that he would not be.

Mr. Sarno asked Mr. Graham if he had a recommendation.

Mr. Graham stated that there is no difference than a regular subdivision.

Ms. Colwell stated that they could use the covenant.

Board stated that they support the covenant.

Ms. Colwell stated that in this decision they have the same language as in the original Deer Run on no additional homes to be built. She read language to board that they used for County Place.

Mr. Graham added some language. He stated that on Page 4 #8 dry wells should be added before issuance of occupancy permit. He stated that they should request a waiver on #3 on plan-GIS format.

Mr. Moultrie made a motion to approve the Definitive Subdivision Plan for Fuller Court as amended. Second by Mr. Evangelista. All in favor 5-0.

### **Getty Station-Site Plan Approval**

Mr. Graham read from his report issues that need to be discussed.

Ms. Colwell stated that the canopy and trash area should be addressed.

Mr. Jim Giarrusso stated that for trash there is a cement pad with a chain link fence with privacy slats. He explained drainage plan.

Mr. Graham, Ms. Colwell and Board went over the draft decision.

Mr. Evangelista made a motion to approve the Site Plan Approval for the Getty Station. Second Mr. Hopkins. All in favor 5-0.

### **Carleton Drive-Earth Removal Permit-9:30PM**

Cynthia O'Connell of Beals Associates presented the plan to the board. She stated that they would strip soil off site and then fill to elevation on plan. She stated that when they were excavating they found sandy soil and they want to use this for the septic system at the Comprehensive plan on Norino Way.

Ms. Colwell read a part of bylaw to applicant. She stated that she had a memo from the ConsCom that is in draft form. She gave copies to the board and

applicant. She stated that she has not received any information from the Health Agent.

Mr. Mirra stated that they have no intent to build on this site as of yet.

Mr. Mirra stated that Mr. Brett has asked them to stop removing fill from lot. He stated that they have only removed a few truckloads. He stated that the fill is going to Norino Way from Carleton Drive.

Mr. Evangelista stated that the bylaw states you have to remain 6ft above ground water. He stated that plan shows them now at 5 feet so as bylaw reads they can not remove any more soil.

Mr. Graham stated they could ask for a variance or waiver from the bylaw.

Mr. Moultrie asked if they are using deep holes testing as criteria.

Mr. Sarno stated that water table is being determined by testing done 4 years ago.

Mr. Hopkins asked if the applicant wanted more time to get more information.

Mr. Mirra asked about a variance.

Ms. Colwell stated that the bylaw stated that under no circumstances would a variance be allowed.

Mr. Mirra asked if they could move the soil on this lot.

Board stated no as to how the bylaw reads.

Mr. Mirra requested to withdraw plan.

Mr. Evangelista made a motion to accept the withdrawal of the Earth Removal Permit. Second by Mr. Hopkins. All in favor 5-0.

Ms. Jean Nelson, 30 Searle Street asked to be notified if any work would be done at this site. She stated that this property is a gateway to Georgetown and should be kept nice. She stated that it is a disgrace how it looks and has been kept.

## **Board Business**

### **201 Central Street**

Ms. Colwell stated that the decision states that before an occupancy permit can be issued an as-built has to be submitted and bounds need to be set. She stated that some items couldn't be finish because of frost and season. She stated that in December the board Issued 3 occupancy permits. She stated that Instead of having the applicant come back for each permit the Board could hold 2-3 units.

Mr. Graham stated the applicant should have a target date of fall of this year to have the work that is required finished.

Mr. Evangelista made a motion to have as-builts by August 31, 2002 and too hold units. Board had a discussion on what to hold.

Mr. Moultrie asked about affordable housing and who would work on this.

Ms. Colwell stated that Kathy Sachs is working on this.

Mr. Hopkins made a motion to hold 4 occupancy permits until the as builts are done. Second by Mr. Evangelista. All in favor 5-0.

### **Deer Run**

Ms. Colwell stated she had a letter from Graham that PLS and Atlantic plans have a 3-foot difference in height.

Ms. Colwell stated that PLS called and they took their calcs from Belleau Woods plans and he would check them.

### **Whispering Pines**

Mr. Graham stated that the report on Whispering Pines would be lengthy. Mr. Graham stated he does not see an open space lot on the plan.

Ms. Colwell stated that she has told them that the open space can not be small squares between lots.

Mr. Sarno asked board if open space is defined as a lot.

Board agreed that open space should be in a lot.

Mr. Sarno asked Ms. Colwell to send a letter to the applicant on Raymond's Creek regarding the Open Space.

### **Belleau Woods**

Ms. Colwell stated that they received the as built on Belleau Woods. She stated that they have to find out who owns the road. She stated that a title search has to be done.

Mr. Graham asked if the plan is for street acceptance.

Ms. Colwell stated that it would be.

### **Community Preservation Committee Representative and School Facilities Committee Representative**

Mr. Sarno stated that he would like to withdraw from CPA.

Mr. Kostura stated that he would be interested.

Mr. Hopkins stated that he would not be.

Mr. Evangelista made a motion to have Mr. Kostura as the Planning Board Community Preservation Committee Representative. Second by Mr. Hopkins. All in favor 5-0.

Mr. Kostura made a motion to have Mr. Sarno as the Planning Board School Facilities Committee Representative. Second by Mr. Evangelista. All in favor 5-0.

### **Warrant Articles**

Ms. Colwell stated that she is working on an Earth Removal Bylaw and Street acceptance.

Ms. Colwell stated that she has been online with Ordinance.com checking what Essex County towns have for Earth Removal Bylaws.

She stated that the Public Hearing would be February 20, 2002.

### **Sawmill and Rosemarie**

Mr. Moultrie asked if she has done anything on these streets for street acceptance.

Ms. Colwell stated that they would have to do a taking on these streets also and do a title search.

Board stated that we should get going on these streets.

Mr. Kostura asked Ms. Colwell if she could find a good definition on Open Space.

**Master Plan Committee**

Mr. Evangelista stated that there are four members on the committee. They have a few reports that are done for the Master Plan. He stated that Gaylord Burke came to a meeting and told them they need a lot of work.

**Minutes**

Board looked over the Minutes of December 12, 2001.

Mr. Kostura made a motion to approve the minutes of December 12, 2001 as amended. Second by Mr. Evangelista. All in favor 5-0.

Mr. Kostura made a motion to approve the Executive Session minutes of December 12, 2001. Second by Mr. Evangelista. All in favor 5-0.

**Litigation**

Ms. Colwell gave out memorandums from Kopelman & Paige on litigation.

She stated that on the Keilty litigation they wanted to pursue counter claim to obtain the property but this is not being done. She stated that they asked Mr. Bard to pursue this. She will check to see if Selectmen told them something different.

**Vouchers**

**Payroll**

Kathleen Bradley -----\$886.96  
Janet Pantano-----\$350.45

**Office Supplies**

NetWay----- (Internet)-----\$19.95

**Technical Review**

H. L. Graham

- Planning Board General-----\$40.00
- Pillsbury Pond-----340.00
- Chaplin Hills-----165.00
- Fuller Court-----721.25
- Getty Station-----507.50
- 302 Central Street-----507.50
- 1 Farm Lane-----300.00

Georgetown Planning Board  
January 9, 2002

Mr. Moultrie made a motion to pay. Second by Mr. Hopkins. All in favor 5-0.

Mr. Kostura 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 written January 23, 2002.