

**MEETING
GEORGETOWN PLANNING BOARD
Public Safety Building
February 13, 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

Minutes

Board looks over minutes of January 23, 2002.

Mr. Evangelista made a motion to approve the minutes of January 23, 2002 as written. Second by Mr. Moultrie. All in favor 5-0.

Form A/Long Hill Road

Ms. Colwell stated that she had forms with all signatures. She stated that all changes were made as requested.

Mr. Evangelista made a motion to endorse the Form A on Long Hill Road a lot line change. Second by Mr. Moultrie. All in favor 5-0.

Street Acceptances

Long View Way

Ms. Colwell gave the board a copy of a letter the board sent to Mr. Ellis previously on work to be finished on Long View Way.

Mr. Ellis stated they did the work on lot 14 for the drainage. He stated that Mr. Graham has stated he was concerned over the size of the riprap. He stated that there have been no problems and the neighbor is happy.

Mr. Graham stated that they did a good job but he was concerned with the riprap.

Mr. Sarno asked if Mr. Ellis was submitting the as-builts tonight and if he was then the engineer would go out to review. He asked if this was the punch list that they would work from.

Mr. Ellis stated the as-builts are completed and they have three bounds that would be put in soon.

Mr. Sarno asked when the work would have to be done to make town meeting. He stated that they could withdraw recommendation if work not done by Town Meeting.

Ms. Colwell stated Town Meeting would be May 6, 2002.

Mr. Moultrie stated that there is a manhole that is raised and that the plows are hitting it. He asked that it be lowered.

Mr. Ellis stated that he would have the manhole checked into.

Mr. Sarno asked if Mr. Graham could go out and review this street.

Mr. Graham stated that he would be able to review the street.

Ms. Colwell stated that they should vote to have the street on the warrant.

Mr. Evangelista made a motion to have Long View Way on the warrant. Second by Mr. Kostura. All in favor 5-0.

Mr. Ellis gave as-builts to Mr. Graham and asked the board if he could come back at another meeting for a release of bond funds.

Ms. Colwell stated that they would also have to get a Certificate of Compliance from the ConsCom.

Railroad Ave/Preliminary Subdivision

Mr. Sarno stated that they have not seen any new plans and asked what do they plan to do.

Mr. Holt stated that they talked to the abutter and could not come to an agreement on the 5ft strip. He stated that they entertained the thought for Senior Housing and that it would be a good location but the lot is too small.

Ms. Colwell stated that they would have to have 5 acres for Senior Housing and they have only 2.5 acres. She stated that they could do a two-lot subdivision with the radius that they have.

Mr. Moultrie stated that they would look at a two-lot subdivision closely as they would be making a home conforming and if not the two lots someone may come in and build more homes.

Mr. Graham stated that he would recommend the two homes and the board could waive the radius.

Mr. Holt asked to withdraw the Railroad Ave preliminary subdivision.

Mr. Kostura made a motion to accept the withdrawal of Railroad Ave preliminary plan without prejudice. Second by Mr. Moultrie. All in favor 5-0.

Belleau Woods

Ms. Colwell stated that she needs the file from Mr. Graham. She gave the board a report from Mr. Graham on Belleau Woods for street acceptance.

Ms. Colwell stated that she hopes to have the title search done by Town Meeting.

Mr. Moultrie stated that we are holding funds on this subdivision.

Mr. Holt stated that bill would be approx. \$2300.00 for the as-builts.

Mr. Evangelista made a motion to put Belleau Woods on the warrant for Town Meeting. Second by Mr. Hopkins. All in favor 5-0.

Mr. Graham asked Mr. Moultrie if he knew of the saw cuts in the sidewalk.

Mr. Moultrie stated that he had not seen the cuts but he was concerned about a dump that had been in the area.

Mr. Graham stated that a patch has to be fixed on the road.

Mr. Moultrie stated F. M. Bridges did the work in the area would guarantee their work. He stated that he would go out and look at the sidewalk cuts.

Maureen Lane

Ms. Colwell stated there are a lot of issues on Maureen Lane. She stated that the sidewalk in front of the existing home has to be repaired and this can not be done until late spring.

Mr. Sarno stated is it possible to get a somewhat definitive punch list.

Mr. Graham stated that there is a punch list he stated that he does not want to bring up issues that have already been resolved.

Mr. Sarno stated that if Mr. Graham sees any problems that he should address them. He stated that they should have something to present to the owner.

Deer Run Definitive Subdivision

Mr. Sarno stated that tonight they would just be going over non-technical issues.

Mr. Kroner attorney for the applicant gave a draft covenant to the board. He explained that the land would be registered land. He stated that under the Homeowners Association there would be 5 lots each lot would have one vote. He stated that each homeowner would put in 20% to the homeowners association. He stated that this would cover snow plowing, drain inspections twice a year, etc.

Mr. Graham stated that a drain inspection would be in the best interest and should be done by the town's engineer at least once a year.

Mr. Kroner went over the covenant with the board. He stated that once covenant is approved it can not be altered unless by the Planning Board. He stated that there would be no further building on lots and only for egress or ingress of homeowners. He stated that the Maglio's would run the association.

Mr. Hopkins stated that they should tighten up paragraph two on majority.

Mr. Sarno stated that this document would go to Kopelman & Paige when it is ready.

Mr. Kostura asked what was the intention of paragraph four on no further subdivision. He asked would the planning board be able to amend this as it reads.

Mr. Sarno stated that this should be changed to read that no further subdivision of lots in future could be made.

Ms. Colwell stated that they should make changes and come back before the board.

Mr. Sarno stated that they should look over the covenant again and then send to Kopelman & Paige. He stated that they have received a letter from Mr. & Mrs. Yavorski. He summarized the letter and that they are not in favor of the subdivision. He stated that they remain as active participants in the process.

Mr. Yavorski stated that they have concerns on the easement and of how it would be taken care of.

Mr. Maglio asked that if the Yavorski's do not want the swale that this not be a deciding factor on the subdivision.

Mr. Kroner stated that they would pay for the drainage work to the Yavorski's property and they can develop a plan for the work to be done.

Mrs. Yavorski stated that they are not against the project but lot 2A and that they are afraid it may give them more water.

Ms. Colwell stated that the engineering review the plan does not hinge on whether the Yavorski's want the swale or not.

Mr. Sarno stated that they can make a decision with or without the swale but if they want the off site improvement they would have to make a decision.

Mr. Kostura stated that the Maglio's could file with the ConsCom for the work not the Yavorski's.

Mr. Michaud stated that there could be an impact on the Yavorski property.

Mr. Graham stated that only under certain conditions could there be an impact.

Mr. Sarno stated that it is just for goodwill that the work to the Yavorski's would be done. He stated that the Yavorski's do not have to accept the improvements and Maglio's do not have to do the work.

Mr. Evangelista stated that he feels it is wise to do the engineering.

Mr. Yavorski stated that the next step would be to go to the ConsCom to see if the plan complies.

Mr. Kostura stated that the Planning Board should be considering the plan as if the work in the Yavoski property is not being done.

Mr. Moultrie asked if they are looking at this as a 100-year storm.

Mr. Graham stated that he is looking at as if the ground is frozen and has snow cover and it rains as we had a few years ago.

Mr. Sarno stated that the board should look at this plan as without the Yarvorski drainage plan.

Mr. Hopkins stated that he would like to have a ConsCom decision on the plan.

Ms. Colwell stated that the Planning Board could do a conditional approval. She stated that they would not want to hold up the board's decision over this issue and there are ways that the board could do this with out holding up the decision.

Mr. Sarno stated that Deer Run would return February 27, 2002 in the High School media center at 9:30PM.

Mr. Graham stated that Mr. Kroner should remove the salting and sanding as a wetlands area and in the fifth paragraph should be very specific on no cut in this area.

Mr. Evangelista made a motion to continue the Public Hearing on Deer Run to February 27, 2002 at the Georgetown Middle High School Media Center. Second by Mr. Hopkins. All in favor 5-0.

Mr. Evangelista made a motion for a 5-minute recess. Second by Mr. Kostura. All in favor 5-0.

Raymond's Creek ISH/Whispering Pines Definitive Subdivision

Mr. Sarno opened that hearing stating they are not reviewing the engineering on this project tonight. He stated that they would review engineering issues on March 13, 2002. He stated that tonight they would review some non-technical issues. He stated that he and Ms. Colwell have put together a memo for the board and the applicant's engineer. He stated that a major issue of the ISH is the open space requirement. He stated that while the open space provision is not a definitive description it should be decided if what they have meets the requirement.

Mr. Manna stated he did a color coded plan showing the open space. He stated that there would be 48.3 percent open space.

Mr. Evangelista stated that the open space has a detention basin, a septic leaching field, a swale etc. He read bylaw and stated this is not how he would interpret the open space.

Mr. Kostura stated that the lot buffer zone should not be used as open space. He read how the buffer zone is defined in the bylaw.

Mr. Speicher stated that they have a different view of open space in the bylaw. He stated that it does not say the open space would have to be left completely natural and does not say areas could not be buffer areas. He stated the buffer area to the wetland area should be used. He stated that he does differ over the definition and that he does not feel they should be prevented from using the

detention basin as open space. He stated that passive use of a leaching field under a lawn is not unheard of.

Mr. Evangelista stated that the open space they show is not contiguous. He stated people could be walking in back yards. He differs on their interpretation of what is open space.

Mr. Sarno stated that he wants to get what the boards interpretation of the bylaw and of what the board would like to see. He stated that he would like to come to a common ground.

Mr. Speicher stated he has to get the Board to agree to what they have. He stated that taking out the leaching field then they would not meet the requirement, but does not know how open space would be affected if they removed the detention basin from the open space. He stated this is a condominium so all have common ground.

Mr. Hopkins stated that if all open space is spread out it is not common.

Mr. Speicher stated that a depression for a detention basin is open space.

Mr. Gerraughty stated that you are alluding to using all areas, as an owner would not want to have open space as a play area outside their window.

Mr. Sarno asked Mr. Graham to explain a detention basin.

Mr. Graham stated that children should not be playing in a detention area. He stated that the detention basin would be used for the subdivision also. He stated that it would not be a natural detention basin.

Mr. Moultrie stated he has issues with the detention basin being used as open space.

Mr. Kostura stated to Mr. Speicher that he calculated taking out the detention basin and the leaching field and they do fall just under the 35% required. He stated that it was not the intention of the bylaw to make yards and call them open space. He stated that they could make their 35% if they do not ruin it by being lawyerly.

Mr. Manneta stated that we all have a septic system in our yards and we all use them as play areas etc.

Mr. Moultrie asked the size of the leaching field.

Mr. Mannetta stated the leaching field would be approximately 10,000 sq. ft.

Will Kelly Superintendent of the Water Department was present to answer questions on water for the area.

Mr. Kelly stated that they are max'd out by the state on pumping water. He stated that if they could eliminate sprinkler systems it would make a big difference. He stated the calcs are on population.

Mr. Moultrie asked about the Mirra project in conjunction with this and if this would create problems.

Mr. Kelly stated that the Mirra project would add a pressure problem for Long View. He stated that we do have water and can pump it. If we go over our allotted water the town would be fined.

Mr. Hopkins asked how much would this be.

Mr. Kelly stated that we have enough water and could not say we could not pump water. He stated that Georgetown averages 5-6 hundred thousand gallons a day. He stated that they are limited to what they can filter.

Mr. Parino 37 Warren Street asked that as the population rises does the figure rise.

Mr. Kelly stated that the figure does not go up as the population goes up it has gone down.

Mr. Hopkins stated that with approved subdivisions that are still not built there is a lot out there still to be built.

Mr. Kelly stated that he could not use water as a reason for not allowing new building.

Mr. Sarno stated that the Board should look at conservation issues.

Mr. Michaud 5 Belleau Woods stated that it is a quality problem not a quantity problem.

Mr. Kelly stated that they could not use well three because of the water quality and because of the water table.

Mr. Longo stated that they plan to have wells for irrigation.

Mr. Sarno stated that the board would have to look into this.

Mr. Sarno stated that the Mirra project is the worst that has happened to the Town.

Mr. Kostura stated that if they reduce the lawn area in the project they would also reduce the watering area.

Mr. Graham stated that a letter he received from the applicants engineer states that at 150 gals a day per unit they would be ok with what they have and do not cross the water resource district. He stated that would be because of Senior Housing changes in the definition under the Title V regulations. Mr. Graham stated that under item 3 Mr. Mannaetta showed a cul de sac at the end of the roadway of the subdivision and at the end of the road on the ISH.

Mr. Speicher stated that this could be addressed with covenants.

Mr. Sarno stated that the road would exceed the length of road.

Mr. Moultrie asked about snow and ice storage.

Mr. Speicher stated that there are other areas for storage and they could leave the cul de sac as an easement and it would be available if it had to be built later by the covenant.

Ms. Colwell stated that how would the Highway department know where to stop plowing from subdivision to ISH.

Mr. Speicher stated that they could put a sign where the condominium ISH starts.

Mr. Sarno stated to Mr. Graham that the ISH cul de sac looked smaller than the subdivision cul de sac.

Mr. Graham stated that it looks smaller but it is about the same size.

Mr. Sarno stated that they should look at parking at the Community Center.

Mr. Mannaetta stated that the Community Center has four spaces and six spaces and three in another area. He stated that each unit has a one or two car garage and driveways.

Mr. Speicher stated that the Community Center would be for use of residents.

Mr. Hopkins stated that it could be in the condo document on the approved uses of the center.

Mr. Sarno stated that there are two parking spaces per unit.

Mr. Gerraughty stated that if they eliminate lot 13 then a lot of issues would go away regarding Open space and the roadway.

Mr. Speicher stated that they would not want to go that way yet.

Mr. Sarno asked Mr. Moultrie if he had any ideas on upgrades to Warren Street.

Mr. Moultrie stated that he has been working on some ideas and would have them at the next meeting.

Mr. Sarno stated that there would be a lot of truck traffic and should they do improvements before or after. He asked if it would be the board's intention to give the applicant guidance on road safety.

Mr. Kostura stated that in the bylaw it states max two bedrooms he stated that they should adopt the Title 5 definition on bedroom units and on how to count them. He read the Title 5 definition and stated that this would give our bylaw a better description.

Mr. Moultrie asked if the applicant would be asking for waivers.

Mr. Mannelta stated that except for roadway waivers in the subdivision they do not have any waivers.

Mr. Sarno stated that Raymond's Creek and Whispering Pines would return March 13, 2002 at the Public Safety Building at 8PM.

Mr. Sarno stated that tonight they looked at open space, have looked at water, eliminated water Resource District, cul de sac issue, parking looks ok, language on community center as not for outside functions, and discussed traffic safety issues.

Mr. Speicher asked for traffic issues before next meeting.

Mr. Evangelista made a motion to extend the Public Hearing to March 13, 2002 at the Public Safety Building at 8PM. Second by Mr. Moultrie. All in favor 5-0.

Mr. Moultrie made a motion for a 5-minute recess. Second by Mr. Hopkins. All in favor 5-0.

Executive Session

Mr. Moultrie made a motion to go into executive session to discuss litigation on Pillsbury Pond. Second by Mr. Evangelista.

Mr. Moultrie-yes

Mr. Evangelista-yes

Mr. Hopkins-yes

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Mr. Kostura-yes
Mr. Sarno-yes

Board came out of Executive Session and resumed meeting.

B & W Press

Ms. Colwell stated that Mr. Beegan gave her the mylar for his plan with the changes on the wording as requested.

Mr. Moultrie made a motion to endorse the plan for B & W Press. Second by Mr. Hopkins. All in favor 5-0.

Vouchers

Kathleen Bradley Colwell-----	\$886.96
Janet Pantano-----	\$249.91

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

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

Meeting adjourned at 11:15PM.

Minutes transcribed by J. Pantano.

Minutes accepted as amended February 27, 2002.