

**MEETING
GEORGETOWN PLANNING BOARD
Public Safety Building
April 24, 2002
7:30PM**

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

Absent:

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

Pillsbury Pond-Wall update

Mr. Sarno stated that the Board received a letter from Mr. Brett stating that he is going to allow Symes Associates to have an independent review of the wall done.

Board looked at minutes from last meeting stating that Symes Associates would have a report at the next meeting (April 24, 2002) on the wall.

Mr. Moultrie asked if this was a Planning Board or Building Inspector issue.

Ms. Colwell stated that at the last meeting the board stated this was a Building Inspector issue.

Mr. Hopkins stated that the board stands behind the Building Inspector.

Mr. Sarno stated that they should request the Building Inspector to keep the board abreast of what is happening regarding the wall.

Ms. Colwell stated that she received paperwork for a bond that would be posted for the wall and other issues at Pillsbury Pond.

Mr. Sarno asked that Mr. Brett come to the next meeting and report on the wall at the beginning of the meeting.

Discussion on the wall and whether the board should request that the wall come down or if they should leave the issue for the Building Inspector.

Mr. Evangelista stated that he feels the wall should come down.

Mr. Moultrie stated that he feels that they should recommend the wall to come down and have Mr. Brett report to the Board.

Mr. Evangelista made a motion that the Planning Board recommend the wall come down to the Building Inspector. Second by Mr. Moultrie. All in favor 4-1. Mr. Hopkins-no.

Jewett Street-Independent Senior Housing

Mr. Sarno opened the hearing on Jewett Street ISH. He explained the process to the audience.

Ms. McDonald 205 Jewett Street stated that she did not receive a notice concerning the meeting and that other residents did not also.

Mr. Sarno explained that the Board sends out notices from a certified list of residents within 300ft of the property.

Ms. Colwell stated notices were sent from a list given to the board.

Mr. Manna described the ISH to the Board. He stated that there are 10.67 acres with 25 units. He showed the open space, units, road, etc. He stated that he had received Mr. Graham's review.

Mr. Sarno stated that as one member he feels that there are so many flaws in this plan that until they come in with a plan that is more acceptable he would not be in favor of the project. He stated that a new plan should be submitted as the drainage would change and the report of the engineer would change. He stated that the Engineer is aware of the philosophy of this board concerning Open Space from another plan that he is involved in with the Board. He stated that this plan does not reflect that philosophy.

Mr. Moultrie and Mr. Evangelista stated that they agree with Mr. Sarno.

Mr. Sarno stated that they want to see a plan that shows the 35% open space as contiguous open space.

Mr. Hopkins stated the inside of the plan shows no sidewalks, no open space. He stated that this is not the place for this type of subdivision. He stated that the width of road does not meet the regulations.

Mr. Sarno stated that he would like to see the applicant redo this plan and not waste the board and abutters time on this plan. He stated he would like to have a realistic project.

Mr. Hopkins stated that this is a special permit and that they need a super majority for approval.

Mr. Sarno stated that already he is against this plan.

Mr. Evangelista stated that he also is not in favor of plan.

Mr. Rhuda of Symes Associates stated that this plan is built to the Towns bylaw.

Mr. Sarno stated that this board has their interpretation of the ISH and Symes have theirs.

Mr. Rhuda stated that the plan is designed to the Towns regulations and built to the Towns specs. He stated that they are fans of open space. He stated that he would like to talk about what the board would like to see. He stated that they want to work with the board.

Mr. Evangelista stated that they would tell him the same as they have already told Mr. Manna regarding the other project and the open space issue. He stated that he is dismayed to see Mr. Manna with this project as presented.

Randy Lee, 10 Tall Tree Way stated that he had seen this preliminary plan for the ISH and that he feels this is a good thing but that this is an inappropriate place for this plan as property is a swamp. He stated that there would be major drainage issues and that there are no amenities for seniors in the area. He stated that there are no sidewalks, no stores, pharmacies, etc. He stated that he does not allow his kids to ride their bikes in this area because it is dangerous. He stated that the property is a swamp and that there is no place for seniors to go. He stated that there are many other places in town for this type of housing.

Mr. Moultrie made a motion for a five-minute recess for the applicant to discuss plan with his engineer. Second by Mr. Hopkins. All in favor 5-0.

Mr. Rhuda asked to withdraw without prejudice their plan for ISH on Jewett Street and to come back with a conceptual plan. He stated when he hears the board has their interpretation of the bylaw he has concerns.

Ms. Colwell stated that on Nelson Street they looked at a conceptual plan and then they proceeded with the plan.

Mr. Sarno stated that the applicant has asked to withdraw and return with a conceptual plan

Mr. Moultrie made the motion to allow the applicant to withdraw without prejudice their plan for ISH on Jewett Street. Second by Mr. Hopkins.

Discussion

Mr. Hopkins stated they do not want to see multiple plans and asked them and their engineer to come up with a plan that is realistic.

Mr. Sarno stated to the audience that they could not stop people from developing their land if they are working within the bylaws. He stated that ISH is for seniors are 55 years or older and not elderly housing.

All in favor 5-0.

Fuller Court-Extension

Ms. Colwell stated that the Fullers have asked for an extension on their Subdivision plan. She explained the process if they do not extend the plan. She passed out a draft covenant from Mr. Kroner for Fuller Court.

Mr. Kostura stated that the ConsCom may have changes and that there is a road that goes to Meadowview Road and that they have concerns regarding the road.

Mr. Hopkins a made a motion to extend the endorsement of Fuller Court. Second by Mr. Kostura. All in favor 5-0.

Mr. Hopkins asked what could they do so that after the 90days this plan does not fall through the cracks.

Mr. Graham showed an agenda from another town and how they show deadlines and bonds on the bottom of the agenda for each meeting.

Ms. Colwell asked board to review the Covenant.

North Street Sand and Gravel

Mr. Sarno asked the Board to look at this plan at home and have on next meeting agenda.

Board stated that the plan has not been submitted and they do not want to look at it. Board stated send the plan back to the applicant they do not want to look at it until it is formally submitted.

FY 2003 Budget revisions

Ms. Colwell related to the Board what was discussed at the budget meeting.

Mr. Moultrie stated that Ms. Colwell presented the staff salary issue very well.

Mr. Gerraughty stated she did a good job but it fell on deaf ears.

Ms. Colwell stated that they have to find out if the Board could give Ms. Pantano a raise.

Mr. Sarno stated the Board should draw up letter asking the Selectmen to clarify their letter regarding no new hires and raises.

Mr. Evangelista stated that if the Board has the funds then they should be able to give a raise to Ms. Pantano.

Mr. Evangelista made a motion to move Ms. Pantano to the level she should be at and a raise in pay. Second by Mr. Moultrie. All in favor 5-0.

Inspection Services

Board looked over a draft scope of services for an inspection consultant.

Mr. Moultrie stated he made some changes and board could look letter over and see if they have any changes to add. He stated that he would like to see the inspector use the same inspection forms as the town uses.

Ms. Colwell stated she has made a few calls but has not had any responses. She stated it would be easier to say what they are looking for if they have a scope of services. She stated Mr. Moultrie would be willing to do inspections for the short term. She asked if the Board would be looking for only inspection services or for review engineer also.

Mr. Sarno stated he would like to find just an inspector, that he is happy with the work by H. L. Graham Associates.

Board stated they would like to only look for inspection services.

Mr. Gerraughty stated that the Board should they have a 6-month trial period for a new inspector. He stated that didn't the Board go for both inspector and review engineer from the same firm for the continuity.

Mr. Sarno stated that they might want to give the inspector a 90-day trial.

Mr. Moultrie stated that Mr. Graham would be able to tell if this person is doing his job correctly.

Mr. Sarno stated that all reports from the inspector should be sent to the board and to Mr. Graham.

Mr. Graham stated that if it was not an inspector from a firm then the person my want to hook up with Mr. Graham. He stated that he would be willing to work this out with the Board.

Ms. Colwell stated she would put and add in the MMA and the local papers.

Mr. Kostura stated that some items on list refer to AASHTO regulations. He stated that these should not be part of the job description.

Mr. Gerraughty stated add a #5 to the form as familiar with AASHTO regulations.

Discussion on form.

Planner Position

Ms. Colwell stated she has posted the position on the MMA web site and that the publications that she sent it to are not out as of yet. She stated that her last day would be June 6, 2002 and that she would come to Town Meeting in June. She stated that if no one were hired before she leaves then she would come in as a consultant in June if the Board wanted her to.

Little Hills

Ms. Colwell stated that the soccer field has been started and an abutter Mr. Collins called and was upset and stated he knew nothing about a soccer field.

Mr. Graham stated that he had not seen the work on the field.

Mr. Moultrie stated that he would go up and look at the site and talk with Mr. Collins.

Pillsbury Pond

Mr. Graham stated that he went out to Pillsbury and looked at the manholes that Mr. Brett had concerns on and they where all set in brick and mortar as they should be. He stated that when Mr. Brett was out they were still being worked on.

Mr. Graham stated paving was done on Ilene Circle and the beginning of the new section of Pillsbury. He stated that they are working on widening the entrance of Pillsbury Lane. He stated that one big tree has to come out and a wall may be needed.

Ms. Colwell sated that she received a bond proposal in the mail and she asked if

Mr. Graham received a copy.

Mr. Graham stated that he had received a copy and would look it over.

Mr. Kostura made a motion to make Mr. Moultrie the temporary inspector on all subdivisions. Second by Mr. Evangelista. 4-0 Mr. Moultrie abstained.

Belleau Woods

Mr. Graham stated he sent a letter to the Board on Belleau Woods and that there is a parcel of land with a road that he does not know who owns. He looked at the as-builts and stated that there are a couple of cuts on the sidewalk.

Mr. Moultrie stated that they are small issues.

Ms. Colwell stated that she received a letter from Kopelman & Paige that the road is owned by the homeowners. She stated that the homeowners and the mortgage companies would have to sign off on the easements. She stated that this can be done and would not be impossible.

Warren Street

Mr. Sarno stated that at the May 1st meeting they would focus on just the Warren Street issues. He stated that they would require direction from Mr. Moultrie and Mr. Graham for the meeting. He asked if the board should require applicant to upgrade the whole street.

Mr. Graham stated that they might be able to negotiate a deal but did not think for the whole street.

Mr. Moultrie stated that they could bargain out a deal and have the applicant pay a percentage of what it would cost to fix the road. He stated that he gave Mr. Longo a roadbed estimate.

Mr. Graham stated that they might want to use the traffic study to show the increase of traffic for the street.

Mr. Sarno stated that the applicant would be looking for some dollar figures from the board. He stated that they talked about safety mitigation ideas.

Mr. Moultrie stated that safety mitigation ideas exist and when residents learn that they could lose their lawns for sidewalks they may change their mind. He stated that he and Mr. Graham should get together and go over issues to be discussed.

Mr. Sarno stated that sidewalks, safety and drainage are major issues.

Mr. Graham stated that the drainage would come from Jewett Street and sidewalk could be on the east side and then change father down the street. Mr. Graham asked if the Town would be able to bargain.

Mr. Moultrie stated that with the budget he might ask for a monetary amount and hold for this project in the future.

Nelson Street

Mr. Graham stated that he has not received any new plans on Nelson Street.

Summer Schedule

Ms. Colwell asked about a summer schedule as the board usually only meets once a month in the summer and with Town Meeting in June do they want to meet once also then.

Board agreed to have one meeting in June (June 26, 2002) and to meet once in July and August.

Ground Water Protection District

Ms. Colwell met with Alan Macintosh and he would like to work with the Town for fall Town meeting or in the future on defining the lines for the Ground Water Protection District.

Mr. Kostura stated that he had a copy of a Demolition Delay Bylaw and it is something the Board should look at for a future Town Meeting.

Ms. Colwell stated that the Town paid for a Demolition Delay Bylaw to be drafted but have not worked on the bylaw. She stated that she would put these in the FYI pile.

Mr. Evangelista made a motion to go into Executive Session to discuss litigation. Second by Mr. Kostura. All in favor 5-0.

Mr. Kostura-yes

Mr. Evangelista-yes

Mr. Moultrie-yes

Mr. Hopkins-yes

Mr. Sarno-yes

Mr. Evangelista made a motion to go out of Executive Session. Second by Mr. Kostura. All in favor 5-0.

Mr. Kostura-yes

Mr. Evangelista-yes

Mr. Moultrie-yes

Mr. Hopkins-yes
Mr. Sarno-yes

Minutes

Mr. Kostura made a motion to approve the minutes of April 10, 2002 as amended. Second by Mr. Moultrie. All in favor 5-0.

Mr. Kostura made a motion to approve the executive session minutes of April 10, 2002 as written. Second by Mr. Hopkins. All in favor 5-0.

Vouchers

Payroll

Kathleen Bradley Colwell-----\$886.96
Janet Pantano-----\$301.61

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

Technical Review

H. L. Graham

- Planning Board General(Earth Removal Bylaw)-----\$160.00
- Longview-----\$20.00
- 197 Jewett Street-ISH-----\$1,180.00
- Deer Run Lane-----\$173.75
- Georgetown Savings Bank-----\$80.00
- Crescent Meadow Lane(Brock Way)-----\$173.75
- Pillsbury Pond-----\$945.00
- Whispering Pines-----\$2,422.50

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

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

Meeting adjourned at 10:15PM.

Minutes transcribed by J. Pantano.

Minutes accepted as amended.