

**MEETING  
GEORGETOWN PLANNING BOARD  
Public Safety Building  
June 12, 2002  
6:00PM**

**Present:** Peter Sarno, Chairman (7:45); Christopher Hopkins, Vice Chairman (7:15); Jack Moultrie, Clerk, Dan Kostura, Tim Gerraughty, Alternate Member, Larry Graham, Planning Board Technical Review Agent & Inspector Janet Pantano, Administrative Assistant

**Absent:** Alex Evangelista

Meeting called to order at 7:15p.m. by Mr. Hopkins.

**Interviews for Subdivision Inspector Position**

Board did not have a quorum at 6:00pm or 6:30pm so Mr. Tanzer and Mr. Karavolas asked to reschedule their interviews. Mr. Tanzer left a copy of his resume and references.

**Mr. Wilfred Beaulieu**

Mr. Hopkins questioned Mr. Beaulieu on his experience.

Mr. Wilfred Beaulieu stated that he is the clerk of the works for the City of Salem and has been for 16 years. He stated that he does all site inspections for all projects of 4 units or more. He stated that he has 54 years of experience. He stated that he has no connections to developers in Town. He stated that he is making \$25.00 an hour for 3 7-hour days. He stated that he would be asking for \$30.00 an hour for same amount of hours.

Mr. graham stated the hours would vary some weeks more than others and in the winter everything slows down.

Mr. Hopkins stated that they would ask him to be at bimonthly meetings of the board.

Mr. Graham estimated about 10-15 hours per week average in busy times.

Mr. Kostura stated that he thought that they were looking at more hours than in the past. He asked if Mr. Beaulieu would be amenable to varied hours.

Mr. Beaulieu stated it would be depending on the pay.

### **Millennium Engineering 7:45pm**

Todd McGrath and Christopher Leahy representing Millennium Engineering.

Board read references given by the applicant.

Mr. Hopkins explained what the board was looking for. He stated that the position would be on an as needed basis.

Mr. McGrath stated that he sees that they would be the eyes and ears for the board. Stated that they would see that plans are met and the work done and bonds set, mark plans with what is done at each point. He stated that they know the town and know the Highway specs. He stated that they would report to the board.

Mr. Kostura stated that they are representing Millennium and would they assign one agent to each project or would Mr. McGrath do most of the inspecting.

Mr. Leahy stated that Mr. McGrath would do most of the inspecting but that they work together. He stated that Mr. McGrath has worked for various towns and boards.

Mr. Hopkins asked who would be working for the town.

Mr. Leahy stated that either he would or Mr. McGrath or Mr. Carter.

Mr. Sarno stated that in a contract they should put a length of time for review.

Mr. McGrath stated that he knows the integrity of his work being done and he knows he can sleep at night.

Mr. Sarno stated that the soonest date for a decision would be June 26, 2002.

Mr. Kostura asked if they have any conflicts with developers in town.

Mr. McGrath stated he did septic testing for Town Hall.

Mr. Gerraughty stated that in his resume he listed a few septic percs in Town.

Mr. Leahy stated that they let the developer know that they are working for the Town.

Mr. Graham stated that the position would be for approx. 10 to 15 hours a week in summer.

### **Form A/Bailey Lane**

Board looked over the plan with Mr. Kroner attorney for the applicant.

Mr. Sarno stated that they would endorse the plan but not sign until changes made.

Mr. Moultrie made a motion to endorse the Form A/ Bailey Lane but would not sign plan until change made. Second by Mr. Hopkins. All in favor 4-0.

Mr. Kroner to return with plan.

Discussion and form signed.

### **Crescent Meadow Lane**

Mr. Sarno asked if they made the changes to the covenant as requested.

Mr. O'Neil stated that they made the changes and explained to the board and read the changes. Page 2 section a-3 paragraph 2 \$600 per year for improvements.

Mr. Moultrie asked about drainage problems.

Mr. O'Neil read what is added for easements 4 months.

Mr. Moultrie asked why only have easement for 4 months and what if there is an emergency and the town has to go in.

Mr. Hopkins stated for them to add that the Town could enter the property after reasonable notice and delete 4 months.

Mr. O'Neil stated that on page 4 regarding easements they would change to reasonable notice. On page 5 shall read no business, signs he stated that they took this out and put in as zoning bylaws allow. He stated an Awning subject to Homeowners Association and he stated that the typos were corrected.

Mr. Moultrie made a motion to endorse the Crescent Meadow plan with changes to the covenant as discussed. Second by Mr. Kostura. All in favor 4-0.

Board sign forms and plans.

### **Board Business**

Mr. Graham stated that he sent a letter regarding Georgetown Savings Bank that they could endorse the addition plans. He explained drainage issue and asked if the board was endorsing the plans tonight.

Board stated not on agenda for tonight.

### **Soccer field**

Mr. Graham stated that the fence could be moved so that it could be maintained off Mr. Collins' property. He stated that this would move the fence 5 feet.

Mr. Sarno asked if additional screening could be put in.

Mr. Graham explained it would be 10 ft to the fence and 5 ft to property line. He stated that there is not a lot of room for screening.

Mr. Sarno asked about the Verizon box.

Mr. Graham stated that it is not in the way of the field.

### **201 Central Street**

Mr. Graham stated that he made a punch list form for the board before they release funds. He stated that the catch basins need new filter fabric and a utility pole stub is 18 inches from hydrant and should be removed. He stated that they have to check with the Electric and Fire Departments before removal. He stated that there is some clean up on the south east side and all drainage structures must be cleaned. He stated that some rhododendrons are dying but the developer stated that he has a guarantee. He stated that they are 30 ft short on curb on south end and 20 ft on north end and does effect the drainage. He stated that they are still waiting for the as-builts plans. He stated that they are looking for release of 4 units.

Discussion that they are only holding one unit other three were already released.

Mr. Sarno stated that they would not release unit until all work done.

### **Chaplin Hills**

Mr. Graham stated Mr. Favaloro asked him for a summary for the court case against Mr. Fraser. He stated that he sent this to Mr. Favaloro and a copy to the board.

### **Planner Applicants**

Mr. Sarno asked about planner applicants and interviews.

Board discussed rescheduling subdivision inspectors for Tuesday June 18, 2002 at 6pm at the Public Safety room. Also scheduling the Planners for the same evening.

Ms. Pantano to call and set up times and book room.

**Administrative Assistant Salary**

Ms. Leal left a form and letter regarding raise for Ms. Pantano. Raise to be effective July 1, 2002 at \$12.85 plus the 3 1/2 percent cost of living increase. Hourly wage to be \$13.30 effective July 1, 2002.

Discussion on hours and pay for Ms. Pantano.

Board asked Ms. Pantano to increase her hours 9am to 2pm Tuesday, Wednesday and Thursday.

Ms. Pantano stated that she could do this as soon as it is approved by the Personnel Board.

**Reorganize Board**

Mr. Moultrie stated that they should wait until Mr. Evangelista is present.

**Vouchers/Payroll**

Kathleen Bradley Colwell-----\$886.96

Janet Pantano-----\$462.47

Mr. Kostura made a motion to pay. Second by Mr. Moultrie. All in favor 4-0.

Mr. Kostura made a motion to adjourn. Second by Mr. Moultrie. All in favor 4-0.

Meeting adjourned at 10:00pm.

Minutes transcribed by J. Pantano.

Minutes accepted as amended.