

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Basement Meeting Room
October 30, 2002
7:30PM**

Present: Jack Moultrie, Chairman; Christopher Hopkins, Vice-Chairman;
Dan Kostura, Clerk; Peter Sarno; Alex Evangelista
John Cashell, Town Planner; Larry Graham, Planning Board
Technical Review Agent & Inspector;
Janet Pantano, Administrative Assistant

Absent: Tim Gerraughty, Alternate Member

Meeting called to order 7:30pm.

Public Hearing/Georgetown Shopping Center/SPA

Mitch Kroner attorney for the applicant stated that they met with the ZBA last night and are returning on December 3, 2002. He stated that the hearing was continued and went well. He stated that they are meeting again with the ConsCom on January 13, 2003 and the meeting is going well. He stated that Mr. Kelley has done a traffic report.

Mr. Moultrie asked if number two on the sheet that Mr. Kroner gave the Board would be mute as it asks for a waiver of a traffic report.

Mr. Kelly the traffic engineer for the applicant stated that the study was done with an increase of traffic. He stated that they did a level surface review. He stated that there would be two left turns out of site exiting at level c.

Mr. Hopkins asked what is level a b c.

Mr. Kelly described levels. He stated that this is an urban area and explained how applied. He stated that the curb cuts would be defined and that they have a 25ft radius. He passed out a revision that they put together from feedback they received from the ZBA hearing regarding the parking.

Mr. Moultrie stated that traffic would not be a decision of the ZBA.

Mr. Halloran stated that the ZBA was going to contact the board regarding their parking concerns.

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Mr. Moultrie stated that they did receive a letter. He stated that they would have to contact MassHighway on changes to the radius that they make and that he has the documentation from MassHighway on what can be done.

Mr. Evangelista asked about the southbound traffic on the north exit and that he does not agree with exit times. He stated that they want to make this a right turn only.

Mr. Kelley explained turns and that most customers use the second exit. He stated that the peak time is hardest time to exit.

Mr. Halloran stated that the trucks exit from this exit and that they go down RT 97 and not into the square.

Mr. Evangelista asked if they could go around the Building as was discussed at the last hearing.

Mr. Lappen stated that when he talked with Mr. Rauseo he only wanted this to be used as an emergency only exit.

Mr. Moultrie stated that he does not see designated snow areas on the plan.

Mr. Halloran showed snow storage areas to the board. He stated that some snow would be stored out back.

Mr. Moultrie stated that he does not want any snow to go into the street.

Mr. Kostura asked if trucks could enter through the other side and not only for emergency exit.

Mr. Halloran stated that Mr. Rauseo does not want commercial traffic in this area.

Mr. Kostura asked about making separate lanes for turns left and right.

Mr. Halloran stated that they could do this.

Mr. Cashell stated that they could make two lanes of egress into the site and an exit only on other side. He stated that this would give them some queuing capacity and better control of traffic.

Mr. Moultrie stated that MassHighway would have to get involved in this and this would be timely.

Mr. Hopkins stated that he like the idea that Mr. Cashell brought up.

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Mr. Sarno stated that a lot of work has been done from Mr. Graham's report. He stated that from his side of town you go down Elm Street and then Central Street to the Shopping Center.

Mr. Lappen stated that it would be detrimental to the merchants to only have one way in and one way out. He stated that they want to have as many options as they can for the merchants and the public.

Mr. Hopkins stated that having the traffic make a circle seems to make sense.

Mr. Moultrie stated that they have 140 spaces and that he has never seen that lot full.

Mr. Halloran stated that the Hamilton lot is full now that the renovations are done.

Mr. Crosby stated that his business is up 20% since renovation and that he would like to see the bottleneck by the bank fixed.

Mr. Kelly stated that the southerly entrance is used more often and that the northerly exit is being moved 32 ft. He stated that one way in and one way out is making more pedestrian contact and feels that they should leave both in and out.

Mr. Moultrie asked how many cars did they add for Post Office traffic.

Mr. Lappen stated that they have cross easements with the Post Office.

Mr. Moultrie stated that there is the potential for conflict with the traffic flow.

Mr. Crosby stated that there are not a lot of accidents in the parking lot now.

Mr. Kostura stated that they could make the northerly an exit only and the other an in and out. He did not know what to do with the trucks.

Mr. Moultrie stated that the trucks would still be backing in to the rear.

Mr. Graham stated that he liked Mr. Cashell's comment and that it should be looked into further. He stated that the circle could have problems and as Mr. Kelly stated it would be a problem for new building use and for customers using other shops.

Discussion on egress and ingress

Mr. Kelley stated that they could have a sign no left turn between certain lanes.

Mr. Moultrie stated that unless the traffic increases a lot he does not see a problem in the lot as is.

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Mr. Kelley stated that they counted traffic in and out and added 15%.

Mr. Cashell stated that this a great opportunity to take care of traffic at this site.

Mr. Moultrie stated that they would have to have MassHighway involved and that this would delay the project.

Mr. Cashell stated that this is a traffic problem that could be improved now as the engineering is looking at the site.

Mr. Moultrie stated that the Fire and Police Department is across the street and should be taken into consideration.

Mr. Kelley stated that anything done in the MassHighway right of way has to go before them.

Mr. Kroner stated that what the applicant is proposing is not going to impact the site too much.

Mr. Hopkins asked if the northern egress is for trucks then could they come out the other exit. He asked what are the Crosby's delivery times.

Mr. Crosby stated that most deliveries are made after 7am.

Mr. Moultrie stated that Mr. Kelley, Mr. Cashell and Mr. Graham should get together to discuss the options.

Mr. Graham stated that this would be a good idea.

Mr. Moultrie stated that they would not be changing the basic plan.

Mr. Kostura stated that the trucks are causing a traffic problem on the site but they may not be able to change this.

Mr. Kroner stated that it is hard for the applicant to tell the ZBA that traffic is not their issue. He asked if the board could talk with them.

Mr. Evangelista asked about the area on the plan in orange at the rear of the site.

Mr. Halleran stated that these are infiltrators.

Mr. Graham stated that they have moved the dumpsters.

Chris Huntress Landscape Architect stated that they have comments from Mr. Graham and have removed some street trees. He stated that they plan to landscape the islands with trees and some evergreens and low junipers. He

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stated that the light poles would be taken down to 17ft in height and showed on the plan how they plan to control glare and spill. He stated that in the back they added a black chain link fence. He stated that they have a breakaway gate and a wooden enclosure around the Dumpster.

Mr. Moultrie asked if lighting would be of a colonial structure.

Mr. Huntress stated that they would be a shoebox-enclosed structure and modern.

Mr. Moultrie stated that this is not in design with the plan.

Mr. Graham stated that he has not looked at the new landscape plan and that he has not seen if they have adjusted his comments to the plan.

Mr. Moultrie asked if Mr. Brett the Building Inspector had any comments or if Mr. Unger the Electrical Inspector.

Both had no comments to add.

Mr. Sarno stated that if the ZBA has concerns on the traffic then we could let them know when the meeting on traffic is being held and could invite them.

Mr. Brett stated that he talked to the ZBA and told them that they are making it difficult for him and that they do not have jurisdiction over this.

Mr. Moultrie stated that this is not under the ZBA's charge.

Mr. Cashell stated that the board could send a letter about that we are doing concerning traffic.

Mr. Graham stated that they do have a tie as for granting a variance they are looking at safety issues at the site.

Mr. Cashell stated that Mr. Halleran has stated they have to go before the ZBA again and that they want to get along with them.

Mr. Kostura stated that they should give their concerns to Mr. graham and have him look into them.

Mr. Jacquith Architect stated that they took into consideration comments from the last meeting and he showed changes to the board. He stated that the second building has tower to match tower on the Rauseo building and stated that all sides of the tower would be visible and all have a façade. He showed a profile of the columns, and roof structure. He showed the front of the building and the roofline.

Mr. Moultrie asked about the color of the building and if the color would be what is shown.

Mr. Jacquith stated that he does not have samples but that the color would be similar.

Mr. Evangelista asked if the downspouts would be protected.

Mr. Jacquith stated that the downspouts would be in the columns.

Mr. Cashell stated that this plan is great to look at and would be great for the area. He stated that this would set a tone for the town.

Mr. Sarno asked about the sign and stated that it is not as nice as what is proposed to the building.

Mr. Jacquith stated that they would like to revamp the sign but that Mr. Lappen wanted to keep as this is from the original site that this father worked on.

Mr. Moultrie stated that maybe they could add something to make the sign fit.

Mr. Kostura asked about the downspouts.

Mr. Stephen Livermore of H. H. Morant & Co stated that they would be in the columns and hidden.

Mr. Halloran explained how the drains would work.

Mr. Kostura stated that the tower on new building blocks the building.

Mr. Jacquith stated that he feels that this anchors the site.

Mr. Graham stated that he would like to get back to drainage.

Mr. Livermore showed a plan and explained what they would be doing.

Mr. Graham stated that the engineers have to get the drainage working together and he would be watching.

Mr. Halloran explained drainage to the board. He stated that the roof water would be separated from the pavement water. He showed changes to the board from the previous plan. He stated that they are providing peak flow change of 50%.

Mr. Moultrie asked about drainage to abutter on Library Street.

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Mr. Halloran stated that they would be decreasing drainage to his area.

Mr. Graham stated that they have a few loose ends on drainage and that he is very satisfied with the proposed drainage for the site and 100% happy with what they have done.

Mr. Moultrie asked that Mr. Graham look into the landscaping.

Mr. Cashell asked what type of siding would they be using.

Mr. Jacquith stated that they would be using a commercial grade siding and would bring samples to the next meeting.

Mr. Cashell stated that the ZBA had concerns with the façade but that they are using a high-end vinyl siding that is very good and maintenance free.

Mr. Sarno asked if they wanted to discuss waivers.

Mr. Kroner stated that there are four items from Mr. Graham's report. He stated one was the Traffic study and they did this, they would be asking to waive the Community Impact Assessment, also the posting of a bond.

Mr. Sarno stated that they do not have to have a full assessment but an illusion to it in the decision is needed. He stated that it could only be a paragraph and a half.

Mr. Moultrie stated that have to make some type of statement.

Discussion on Community Impact Assessment

Mr. Kostura stated that the board should do this assessment and add to the decision.

Mr. Sarno asked what is the bond for.

Mr. Moultrie stated that it would be for if the work is not done and they would have to look at this.

Mr. Evangelista asked if the parking lot would be re-paved.

Mr. Halloran stated that it would be.

Mr. Graham asked about waivers on set back and landscaping. He stated that they should get the passageway with emergency access around the building from Mr. Rauseo and that he feels this is important and trucks may be able to go out this way eventually.

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Mr. Halleran stated that they might rebuild the septic wall on Rauseo property and put a guardrail to keep traffic off of septic. He stated that they are planning an emergency egress only.

Mr. Graham stated that Mr. Rauseo was at a hearing and was amendable to this.

Mr. Lappen stated that Mr. Rauseo would loose two parking places and that they would give him an easement for two spaces.

Discussion on dates to return

Mr. Sarno made a motion to continue the Public Hearing on Georgetown Shopping Center to January 8, 2003 at 9:00pm. Second by Mr. Hopkins. All in favor 5-0.

Mr. Kroner made a request for an extension to February 15, 2003.

Mr. Sarno made a motion to extend the decision on Georgetown Shopping Center to February 15, 2003. Second by Mr. Evangelista. All in favor 4-1. Mr. Kostura-no.

Discussion on Fire department response and of the applicant receiving a letter from them for the board

Board Business

Mr. Maglio stated that he was informed by Mr. Cashell to be here tonight at 8:15 PM.

Mr. Cashell stated that he did not intend that they attend this evening.

Mr. Moultrie stated that they would need to have more then who is here for a pre-construction meeting.

Mr. Sarno stated to Mr. Maglio that Mr. Cashell is new and you are going to have to work with him that he would need to have others at a pre-construction meeting. He stated that Mr. Graham, Mr. Cashell, Mr. Moultrie, and Millennium would have to be present at a meeting.

Mr. Cashell stated that they have to read the decision and that is who has to be at the meeting.

Mr. Maglio stated that he read the decision and that it does not state who has to be present.

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Mr. Cashell stated that this is his first introduction to this plan and that they should meet next week.

Mr. Moultrie stated that this should be taken care of outside of this meeting.

Mr. Cashell stated everybody operates in writing and we act in writing. He stated that he is only here two and a half days a week and that it may take longer to set up a meeting.

Mr. Maglio stated that they want to look into rapid development.

Mr. Moultrie stated that they are not involved in the building cap.

Cuffee Doles

Mr. Moultrie stated that the traffic flow in the parking lot is not good.

Mr. Graham stated that the signs are temporary and not very good.

Mr. Cashell stated that there is an arrow on the ground pointing in and then a Do Not Enter sign.

Mr. Graham stated that the Do not Enter sign should be removed before there is an accident.

Mr. Moultrie stated that Mr. Archer has received more breaks then any one else before this board. He stated that December 1, 2002 is his deadline to have items done. He stated that the Temporary Occupancy permit expires November 18, 2002.

Mr. Brett stated that he thought that he was exempt from changes to the lighting.

Mr. Graham stated that the plan has 8 lights and he went out to look at the site and the overhead lights are adequate but that there are no lights in the back. He stated that there are lights on the building that would light this area but are not working. He stated that the lights in front have conduit there but no lights have been put in.

Mr. Moultrie stated that lights for safety are the main concern. He stated give a copy of the report from Mr. Graham to Mr. Anderson and that the lights are to be done by regulations and that regular traffic signs should be used.

Mr. Graham stated that he disagrees with the Fire Department on the hydrant and wants this in the record. He stated that the driveway on the side of the building is adequate.

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Mr. Moultrie stated to remove #11 to do with hydrant. He asked Mr. Cashell to send a copy of the report to Mr. Anderson and Mr. Brett.

Mr. Sarno stated that #4 sounds like the lighting is ok.

Mr. Moultrie stated that he would like to wait for the Police Department to go out and look at the Lighting.

Mr. Graham stated that the four lights in front should be put in and a light in rear needs be put in a double and face the rear.

Mr. Brett stated that the occupancy permit expires on November 18, 2002.

Mr. Moultrie stated that Mr. Archer is pushing this board and that he should get things done.

Mr. Sarno asked about the dates.

Mr. Brett explained what would happen if he does not do the work.

Mr. Sarno stated that he could give him an occupancy permit for 30 days.

Mr. Moultrie stated that occupancy permit with the Building Inspector have to do with issues of ADA. He stated that if he is not in compliance with the regulations then he could be shut down. He stated that Mr. Brett could extend the date to coincide with our date of December 1, 2002 and then make decision.

Mr. Hopkins stated that if list not done then they should return the funds and close them down until the work is done.

Mr. Evangelista stated that Mr. Archer should have the work done by this date or we close him down and at the next meeting the Board should tell him this.

Mr. Moultrie stated that in the minutes Mr. Archer stated that he would take care of issues.

Mr. Kostura stated that they should put in writing to the Fire Department the concerns on the hydrant and ask for a response by November 13, 2002.

Board stated lights have to be put in the front.

Board Business

Mr. Cashell stated that he did meet the deadline for the \$30,000 grant for 418 and that the Selectmen have met a grant for \$38,000 for affordable housing income strategy. He gave a letter to the board that he sent to Ms. Leal and

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stated that some of this work was done by Ms. Colwell. He stated that MVPC would work on putting together a Community Development Plan.

Discussion on grants

Mr. Sarno stated that he had a discussion with Mr. Cashell on the four lawsuits before the Board. Littles Hill, Centore, Abuhara, Cedar Lane. He stated that Mr. Cashell should ask the Selectmen for an update.

Mr. Kostura stated that at a Selectmen's meeting it was brought up that an update was given.

Mr. Moultrie stated that on the Centore case it was given to Land Court and if both parties do not come to an agreement then the Judge would make a decision.

Mr. Sarno stated that the Board should have an update.

Mr. Kostura stated that he went to a Selectmen's Meeting and it was stated that there are 20 permits available on top of the Pillsbury Pond and Littles Hill permits.

Mr. Kostura made a motion to adjourn. Second by Mr. Evangelista. All in favor 5-0.

Meeting adjourned at 10:30pm.

Minutes transcribed by J. Pantano.

Minutes accepted as amended December 4, 2002.