

**MEETING
GEORGETOWN PLANNING BOARD
Public Safety Building
March 27, 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.

Discussion/Village at Pillsbury Pond

Mr. Sarno stated that they would talk with Mr. Brett about his letter regarding the retaining wall that was built on Pillsbury Lane. He stated that Mr. Brett and Mr. Moultrie had concerns on whether testing was done and if the wall was built correctly. He stated that they had questions for the inspector reviewing the site. Mr. Sarno asked if we missed having the testing done on the wall or did the inspector.

Mr. Brett stated that he talked with Mr. Graham about the wall and Mr. Graham stated the wall is on the plans.

Mr. Sarno asked how do we resolve issue of wall.

Mr. Moultrie stated that he has heard that more earth has left the site and the screener is still on site. He stated they before they were told to stop removing earth they took out quite a few tractor trailer loads off of the site.

Mr. Graham stated that he did not have a problem with the screening machine on site if they are processing loam on site. He stated that they have an inspector on site one, two, three hours a day but that they are not policemen and that they have not seen any earth removed from the site.

Mr. Evangelista asked if the wall is back filled.

Mr. Graham stated that the wall has been back filled. He stated that the wall has been inspected but they did not do any testing at the site. He stated that Mr. Brett should see plans with walls ahead of time and approve them.

Mr. Moultrie asked if the footing was inspected by Hayes Engineering.

Mr. Graham stated that he did not know if the footing was inspected.

Mr. Evangelista stated that if it was not inspected then they should rip it up and do the tests that are required.

Mr. Brett questioned who would certify that this wall is a stable wall. He stated that the wall is 300 ft long.

Mr. Moultrie asked how Don Stone inspected the wall.

Mr. Graham stated he had plans showing the wall.

Mr. Brett stated that compaction test and other tests are required on this wall.

Ms. Colwell asked if this was a Building Inspector issue to enforce test to be done on walls. She stated that it is not in the Boards decision to have this testing done. She stated that the developer should have contacted the Building Inspector before building the wall if he needed a building permit for it. She stated that the Planning Board does not enforce building Inspector issues.

Mr. Graham stated if the tests have not been done, as an option the town would not accept the wall and it would be under the homeowners association.

Mr. Moultrie and Mr. Evangelista stated that they do not feel that this should be left for homeowners buying into a new subdivision.

Mr. Sarno stated that since tests have not been done could the engineer of the developer be contacted to see if they witnessed footings etc.

Mr. Evangelista made a motion that the applicant should take the wall down and perform the proper testing. Second by Mr. Moultrie. Discussion.

Mr. Kostura stated that he would first want to question the builder.

Mr. Brett stated he wants to know why no expansion joints are on the wall and why the wall was not built properly.

Mr. Graham stated that the plans do not show expansion joints or any detail.

Mr. Sarno stated that he feels that the engineer and applicant should be present when they vote on this. He stated that he feels that we should be policemen on site.

Mr. Hopkins stated that he would amend the motion to first talk with the builder and find out what was done.

Mr. Moultrie stated that if they can show that the wall was built properly then the Board could decide what to do about the wall.

Mr. Hopkins stated that the builder should show just cause why the wall should not be torn down and if it is acceptable to the Building Inspector.

Mr. Evangelista stated that at the next meeting the wall should be discussed to see if they would require it taken down. He stated that they should not accept an oral answer, explain that they want proof that the wall was properly inspected and built.

Mr. Evangelista withdrew his motion.

Mr. Hopkins made a motion for the wall on Pillsbury Lane to be on the next agenda April 10, 2002 and for the applicant and engineer to be notified. Second by Mr. Moultrie. All in favor 5-0.

Ms. Colwell stated that they would be on Agenda at 8:45PM at the next meeting April 10, 2002.

Mr. Graham stated that he is not comfortable with their part in this issue with earth removal. He stated that they couldn't be at the end of the street all the time.

Mr. Sarno stated that he does not feel this developer has given the board the respect that they should.

Mr. Moultrie asked Mr. Graham if he would notify the owners not to use Elm Street as a short cut for large trucks going to the site.

Littles Hill/screening of Treatment Plant

Craig Spear stated that he agrees on some issues regarding the screening of the Treatment Plant with Mr. Graham and on some issues he does not. He stated that the Treatment Plant was made to look like a barn and that they have made measures to make it look nice. He stated that he would like to leave to abutters to fence or not

Mr. Graham stated that when he looked at individual lot plans he thought that the screening should be on the Treatment Plant site and if homeowners want to additionally screen than they could.

Mr. Hopkins asked what the building was made of.

Mr. Spear stated the building had clapboard siding with a hip roof and windows, has a one-car garage. He stated that if there is too much screening it gives kids a place to hide and they have had trouble at the site.

Mr. Hopkins stated that they should have the same landscaping as an ordinary house

Mr. Graham stated that the board was taken out of the treatment plant approval process, which was done by the state.

Mr. Evangelista stated that he does not want to do anything now.

Mr. Spear stated that he probably would put up bushes and he may build the homes abutting the plant at a different area than shown on the plans.

Mr. Sarno stated that there is usually a buffer between homes and an industrial building.

Mr. Moultrie made a motion to table the screening of the Treatment Plant until a later time. Second by Mr. Hopkins. All in favor 5-0.

Form A/Maureen Lane

Mr. Aulson stated he is representing Mr. Higgins he explained the lot line change that they are planning.

Ms. Colwell stated there is a concern that Mr. Pechilis is not the owner of the property.

Mr. Aulson stated that both the Pechilis's have signed the deed. He stated they have signed the deed with Attorney John Anderson.

Mr. Kostura made a motion to approve the Form A on Maureen Lane/Higgins. Second Mr. Hopkins. All in favor 5-0.

Mr. Aulson stated that Maureen Lane has been inspected and he has been billed and he has not received a punch list from the Board. He gave the board a check for \$40.00 that he owes.

Ms. Colwell stated Mr. Graham would be providing a punch list to the board. She stated that the Board would then send the list to Mr. Aulson.

Whispering Pines/Definitive Subdivision Raymond's Creek/ISH/8:15PM

Mr. Sarno stated Mr. Graham is passing out a report on Whispering Pines and Raymond's Creek.

Mr. Hopkins made a motion for a 5-minute recess to read Mr. Graham's report. Second by Mr. Moultrie. All in favor 5-0.

Mr. Sarno stated that they received two reports from Mr. Graham tonight. He stated that these refer to a prior report and plan. He stated that the plan they see tonight has some changes shown. He stated that they would discuss some changes on Warren Street. He stated that the Engineer would go over the major issue and discuss issues on Warren Street. He stated that they might have a workshop on Warren Street that would be driven by Mr. Moultrie and Mr. Graham.

Mr. Manna, engineer for the applicant stated he would show the plan Mr. Graham reviewed and would show new plan with changes. He stated that they eliminated the cul de sac going into the ISH and show a turnaround. He stated that they eliminated lot-15 and encompassed it into the open space. He stated that they now show an increased open space with larger tracks of open space. He stated that this is a better quality of open space at 41%. He stated that Mr. Graham would like to see cul de sac but that with lot 15 gone this is not needed and Mr. Graham agrees. He stated that they could agree on engineering issues with Mr. Graham and that they have a couple of issues to address tonight and would like to touch on Warren Street tonight. He stated that they would ask on the 6-inches of pavement if it could be put down on two lifts, as this would be less expensive.

Mr. Graham stated that he asked for 6 inches of pavement because of traffic from the ISH.

Mr. Manna stated that there is two open space parcels and one would be deeded to the ISH. He stated that this open space is in Georgetown and in Rowley.

Mr. Hopkins asked if there were any plans for the open space.

Mr. Manna stated no and that they would only touch an area in front for part of the septic system and the rest would be left in its natural state.

Mr. Hopkins asked what would be the intention for the other open space.

Mr. Longo stated that it would be left as passive open space owned by the ISH. He stated that they do not want to be build on this parcel.

Mr. Graham stated that he received the plans on March 4, 2002 and that he has had some personal things that prevented him from working on this sooner.

On page 15 he asked that the roadway drainage be extend to Warren Street.

Mr. Mannaetta stated that they could make this work.

On page 15 #3 Mr. Graham asked to have the Building Inspector look at lots 1, 7, 8, 9 and 10. He stated that they are odd sizes. He asked that the no cut for lot 4 have a larger area of buffer and they enhance the drainage. He asked about the ownership of parcel X. He stated that waivers are shown on sheet one and he has two more the 30ft radius and the GIS requirement. He asked if they would have a tot lot in the development. He stated that there should be a Covenant on lots abutting the Deer Run project and maybe a fence from one side to other. He stated that the Water Main they should provide to easement to Deer Run.

Mr. Mannaetta stated that they feel Deer Run should bring Water Main through the easement and they would provide up to the main.

Mr. Sarno asked about a fence and not landscaping.

Mr. Graham stated that a stone wall or a fence could be put in to define line.

Mr. Mannaetta stated that there is an existing stone wall and they would provide a 25-ft no cut. He stated that there are large trees existing in this area.

Mr. Sarno stated that maybe they could enhance the stone wall. He stated that the Board assured the Deer Run abutters that they would not allow these developments to connect.

Mr. Graham stated that he would like to see them leave lot 8 in its original configuration to have its frontage not on ISH Street. He stated that then the ISH would be a private road and would not need the cul de sac.

Mr. Mannaetta explained that they were trying to make a larger open space and moved this lot over.

Ms. Colwell stated that they have to provide frontage for the ISH.

Mr. Sarno stated snow removal would be responsibility of the Homeowners Association.

Mr. Mannaetta explained why they shifted Lot 8 and stated that they could give a triangle to the ISH to get the frontage off of the ISH road.

Raymond's Creek
Page 13 of the ISH report

Mr. Graham stated that they provided some turnarounds on driveways. He asked if these meet the concept of two-car parking per unit. He stated some cars would have to park behind the garage.

Mr. Hopkins stated that the intent was to have off street parking.

Mr. Manna stated that they are trying to reduce pavement.

Mr. Sarno stated that he thought it should be side by side parking.

Ms. Colwell stated that they should ask the Building Inspector about parking spaces.

Mr. Brett stated that it does not make a difference if side by side or behind as long as off street parking.

Mr. Graham asked if the board felt that this concept was in harmony with the neighborhood and if they feel the open space meets the bylaw. He stated that they should receive a schedule of phasing as to what will be built first.

Mr. Sarno asked for comments from the audience.

Steve Gondella 44 Warren Street stated that vehicles coming out of the development would be right in front of his home. He asked if there was anything that they could do to block the headlights. He stated that he has three bedrooms, dining room and living room that face the street.

Mr. Sarno stated that there is screening for headlights coming out of a subdivision and that they have done this before.

Mr. Manna stated that they could do something.

Dean Fantini 40 Warren Street stated that he had safety concerns on Warren Street and on the open space. He asked if the septic system is in the open space.

Mr. Sarno asked Mr. Manna if the septic system was in the open space.

Mr. Manna stated that the leaching field and maybe part of the underground tank would be in the open space.

Mr. Fantini asked if there is a shortage of open space could they add the other open space parcel that would be deeded to the ISH.

Mr. Kostura asked the engineer for next meeting to show the percentage of disturbed open space and undisturbed open space.

Mr. Sarno asked acreage of the open space.

Mr. Manna gave figures of over 500,000sq ft of open space

Mr. Sarno asked if the board wanted to discuss Warren Street tonight or at separate meeting.

Board stated at a separate meeting.

Discussion on whom to notify on Warren Street and when to have workshop.

Mr. Longo asked if the issues that were raised tonight if the Board was okay with them.

Mr. Kostura stated that he still has to review the report by Mr. Graham.

Mr. Longo asked if they feel the plan is in harmony with the neighborhood.

Mr. Hopkins stated that as some concerns have been met, but they are not at a decision yet.

Mr. Longo asked if plan is in harmony with neighborhood.

Mr. Sarno stated that this is not an answer that he would get tonight.

Mr. Hopkins stated that they still have to look at the condo documents.

Ms. Colwell stated that they still also have to talk about affordable housing.

Mr. Hopkins stated that they could wait and see what is left to discuss after the workshop and then schedule a meeting.

Mr. Sarno stated that the meetings would book up and it would take longer for them to get on an agenda.

Mr. Longo stated that for the affordable housing how does the board feel about taking a residential lot and putting in a duplex home. He stated that this would come under the ISH but would then apply to the town as affordable housing.

Board stated that they would look at this as it might require a special permit.

Mr. Kostura stated that Warren Street and affordable housing could be done at one meeting.

Mr. Hopkins made a motion to have a meeting for Whispering Pines/Raymond's Creek/Warren St on May 1, 2002 at 6:00pm. Second by Mr. Kostura. All in favor 5-0.

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

Nelson Street ISH-Site visit

Discussion on rescheduling site visit for Nelson Street ISH.

Mr. Hopkins made a motion for the site visit to be held on Monday April 8, 2002 at 5:00PM and to meet at A-frame on Nelson Street. Second by Mr. Moultrie. All in favor 5-0.

Deer Run

Mr. Sarno stated that he has been informed that the Yavorski's have hired an engineer and he does not feel that the Yavorski's engineer should influence their decision.

Board agreed.

Warrant Articles/Street Acceptances

Ms. Colwell stated that she has submitted warrant articles for town meeting. She stated that they have to decide who will present the earth removal bylaw.

Mr. Evangelista stated he would do the use variance article.

Mr. Sarno stated that they could ask Mr. Graham to present the technical information on the earth removal bylaw for the board.

Mr. Hopkins stated that he would present the article if Mr. Graham would be there for technical reference.

Mr. Moultrie stated that he would do the report for the Board.

Mr. Sarno stated that Mr. Evangelista and Mr. Kostura have stated that they would go and talk with the ZBA over the use variance and find out what their concerns are.

Street Acceptances

Ms. Colwell stated that on Longview she has not received a report from Mr. Graham. She stated that Abbey Road may be done but they have not called ConsCom for a Certificate of Compliance as of yet.

Mr. Kostura stated that there are ConsCom issues to be discussed on Abbey Road.

Ms. Colwell stated that the developers are scheduled to appear at the April 10, 2002 meeting. She stated she is still working on Belleau Woods.

Mr. Sarno stated that they would not pursue Cedar Lane until the court issue is settled.

Mr. Moultrie stated that he would be at the Selectmen meeting on Monday and could let them know which streets would be ready.

Mr. Kostura stated on Belleau Woods there is no one to file to the ConsCom. He stated that they would have to do a taking and then deal with issues.

Discussion on Belleau woods and issues to be resolved.

Mr. Sarno stated that Mr. Moultrie would inform the Selectmen Monday that no streets would be accepted at this Town Meeting.

Planner Position and Planning Board Assistant Salary

Ms. Colwell stated that she is leaving at the end of May and would be available for consultation in June if needed.

Mr. Moultrie stated she has done a great job.

Board stated she would be missed.

Sarno stated go over job description and come up with an RFP. He stated Selectmen have stated in the past that they would like to join this position with the ZBA.

Board does not agree with this.

Mr. Moultrie stated that this board is not under selectmen as is the ZBA and this could cause problems.

Mr. Sarno asked to put this on the next agenda for discussion.

Ms. Colwell stated that she met with Ms. Leal and discussed Ms. Pantano's salary. She stated that by the chart that they now use she should have been

moved to level three. She stated that the Finance Dept is not looking to increase wages but is looking to eliminate positions. She stated that there is a Finance meeting next week and she would ask for an increase in her salary to put her in the level she should be at.

Discussion on amount of increase. Board suggested a 15% increase to \$13.21. Also suggest she still receive the 3-½ percent cost of living that all employees receive.

North Street ISH/Sand & Gravel

Mr. Sarno stated that Attorney John Anderson called him regarding an informal meeting on the Georgetown Sand and Gravel ISH. He stated that Mr. Anderson did not like Ms. Colwell's answer that they do not hold informal hearings so he called Mr. Sarno. He stated that he told Mr. Anderson that the board does not want to entertain this in an informal meeting.

Ms. Colwell asked if they want to send plans to Mr. Graham before the hearing or wait until after the first meeting.

Mr. Sarno stated that when they come in then send to Mr. Graham

Board stated that they want plans to go to Mr. Graham before the meeting.

Ms. Colwell stated the plans have 66 units and are around the Parker River. She stated that they plan to give land to the town.

Mr. Sarno stated send plans to the consulting engineer and he feels 66 units are an unreasonable amount of units.

Cuffee Dole's

Mr. Sarno asked if we received a check for Technical Review on Cuffee Dole's.

Ms. Pantano stated that we have not but that Mr. Archer has asked for copies of all bills and minutes from the meetings.

Board stated that if fees were not paid by 5pm on Monday April 1, 2002 then they would have the Building Inspector issue a cease and desist.

Mr. Hopkins made a motion that if fees not paid by 5pm on Monday April 1, 2002 then they would have the Building Inspector issue a cease and desist. Second by Kostura. All in favor 5-0.

Minutes

Board looks over minutes of March 13, 2002.

Mr. Moultrie made a motion to approve minutes of March 13, 2002 as amended. Second by Mr. Kostura. All in favor 5-0.

Master Plan Committee

Mr. Evangelista stated that the committee meets tomorrow evening.

Executive Session

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

Mr. Moultrie-yes

Mr. Hopkins-yes

Mr. Evangelista-yes

Mr. Kostura-yes

Mr. Sarno-yes

All in favor

Board resumed meeting.

Affordable Housing

Mr. Kostura stated that he has been in touch with someone at the state on Affordable Housing and he would be receiving more information. He stated that the developer should apply to the state as it cost money and this should be a part of the decision.

Ms. Colwell stated that she like the idea of a duplex in the Subdivision of Whispering Pines. She stated that these look very nice.

Vouchers/Payroll

Kathleen Bradley Colwell-----\$886.96

Janet Pantano-----333.21

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 11:00PM.

Minutes transcribed by J. Pantano.

Minutes accepted as written April 10, 2002.