

**MEETING  
GEORGETOWN PLANNING BOARD  
Georgetown Middle/High School  
Auditorium  
May 1, 2002  
6:00PM**

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

**Absent:** Alex Evangelista, Tim Gerraughty, Alternate Member

Meeting called to order at 6:22PM.

**Whispering Pines/Raymond's Creek  
Warren Street-Improvements**

Mr. Hopkins opened the meeting and explained this meeting is for Warren Street upgrades. He stated that the board received letters from the Police Department, Water Department, and Board of Health.

Mr. Moultrie read the letter from the Police Department to the audience.

Mr. Hopkins stated that a report was received from Mr. Graham.

Mr. Graham explained that his report was excerpts from his previous reports on Whispering Pines and Raymond's creek. He explained that he went back out to the site and came up with an alternate drainage plan for Jewett Street to Belleau Woods. He stated that he looked at putting a sidewalk from Crescent Drive to Belleau Woods on the east side of the street. He suggested removal of the triangle at Jewett and Warren Streets. He suggested putting in some 4-way and 3-way stops along Warren Street at Belleau Woods, Rainbow Ridge, and Village Lane.

Mr. Moultrie stated that he would like to hear from the residents before he makes comments.

Mr. Hopkins stated that there would be a 40% increase of traffic and that these projects require waivers and special permits the Board can request off-site improvements.

Matt Maglio 49R Warren Street that he agrees with improvements that Mr. Graham has presented with stop signs. He stated that when you put down new pavement cars go faster. He stated that he has seen this before and enforcement by police of speed is only way to slow cars down.

Cathy Psehoyas 10 Warren Street stated that she would like to see sidewalks. She stated that she has kids and this is a narrow street. She stated that she would like to see the sidewalk go down to Jewett Street.

Mr. Sarno asked there was any one present that would be effected by a sidewalk.

Richard Murphy 25 Warren Street stated that he would be effected by sidewalk.

Mr. Moultrie stated that he could not get county records at Town Hall because of the construction. He stated that the road might not be centered in the layout. He stated that the right of way is 33 feet on this street.

Mr. Murphy asked if the telephone poles are on town property.

Mr. Moultrie stated that they may be but they may not be as this is an old road.

Richard Swett 29 Warren Street stated that they propose sidewalks from Crescent Drive to Belleau Woods.

Mr. Sarno stated that the project has not been approved and sidewalks are not guaranteed. He stated that they have to come up with a dollar amount and the developer has to agree to pay. He stated that nothing is decided and that Mr. Moultrie would flag the sidewalk before hand to show where it would be placed.

Mr. Kostura explained to residents who have not been a part of the previous hearings for the subdivision and ISH that this is a plan that has been before the board and that they are looking at improvements to Warren Street.

Steven Gondella Warren Street agrees with sidewalks and stop signs and asked about curbing.

Mr. Graham stated that they would be 5-ft sidewalks with butimius with no curbing. He stated that it would be country style drainage that is working well in this area. He stated that the sidewalks would be slightly elevated but that they do not want to change drainage.

Mr. Gondella stated that if the project is approved when would they be done and would they run out of money and finish the sidewalks and street improvements.

Mr. Hopkins stated that this is a major project and that they would have bonding. He stated that usually when they have problems they are within the subdivision. He stated that the Board would work to ensure that the work is done.

Mr. Gondella stated that if the sidewalks have no protection of curbing it would be like added pavement.

Mr. Moultrie stated that there would be a grass strip between the street and sidewalk. He stated that there would be bonding on the improvements.

Mr. Graham stated that on plan A and B he stated that a sidewalk would be on Jewett Street to Crescent Drive and that there is not a lot of room for a sidewalk.

Dan Fantini 40 Warren Street stated that he is against the project size and density of project in this area. He stated that the safest thing to do is to reduce project size to reduce the traffic. He stated that the street has a lot of traffic and cars drive fast and there are a lot of trucks. He stated that this plan effects the character of the area and would change the area.

Mr. Hopkins stated that they could have more homes and no improvements if the Board disapproves the project.

Mr. Fantini stated that the developers rape the town and then more on.

Ms. Psehoyas asked if the speed limit would be lowered.

Mr. Moultrie stated that there is a process to go through with the State and sometimes the speed limit can be raised.

Ms. Psehoyas stated that getting rid of triangle at corner of Jewett and Warren Street would be great.

John Harding 18 Warren Street asked about catch basins and drainage.

Mr. Moultrie stated that the base of the street has to be replaced and that they would have to grind the roadbed and drainage would have to be added to the Crescent Drive area. He stated that the drainage and road would be a 4-5 week project maybe longer. He stated that the Town is limited with funding at this time and he would have to prioritize work to be done.

Ed Fantasia 54 Warren Street stated that he had concerns for Warren street after Belleau Wood. He stated that cars come down from Byfield and there is a high crown in the road. He stated that he could not see the logic of no improvements after Belleau Woods.

Mr. Sarno asked if Mr. Moultrie is looking to improve the road just to Belleau Woods or to the end of Warren Street.

Mr. Moultrie stated that the Byfield end has environmental issues and the culvert needs work, etc.

Mr. Fantasia stated that Byfield has building going on too. He stated that this would also increase traffic to the area.

Mr. Hopkins stated that they can not make this developer pay for improvements because of traffic increase from another town.

Mr. Sweet stated that he has a drywell at the end of his driveway and drainage from the street goes into his driveway. He hopes road improvements would fix this.

Denise Gauthier 6 Ordway Street stated that there was no notification of subdivision or improvements to Ordway Street residents. She stated that she wants a sidewalk to go down to Ordway Street. She asked if they could limit trucks.

Mr. Moultrie stated that they would have to do a traffic study and that it has to be a certain percentage to make no trucks. He stated that they would also have to provide an alternate truck route.

Ms. Gauthier asked if they could do study for trucks with this project.

Mr. Moultrie stated that the traffic study was already done for this project. He stated that she could present a petition to the Selectman to have a study done to keep trucks off of Warren Street. He stated that to be kept out would require a minimum of 7-11% truck traffic.

Mr. Hopkins stated that these people are not responsible for truck traffic on the street. He stated that tonight we are talking on the increase of traffic from this project.

Ms. Gauthier asked about a sidewalk to Byfield.

Mr. Moultrie stated that there are a lot of environmental issues on this end of street

Ms. Gauthier stated that there are no speed signs on the street.

Mr. Moultrie stated that is a police issue.

Peter Stahle 5 Crescent Drive stated that there is another project just 100 feet from Warren Street and Jewett Street Intersection.

Mr. Sarno stated that the project was withdrawn.

Mr. Stahle stated that the project might come back and that there is development in Rowley that would also effect traffic to the area. He stated that should not a plan be drawn up for this area.

Mr. Sarno stated that this is a good point and that they do not know of plans for the future to the area. He stated that if a new plan is presented for this area he hopes the plan would be more reasonable. He stated that over the years there has been an increase of traffic to this area because of developments. He stated that they could not tell someone that they could not build because of traffic.

Mr. Moultrie stated that they would be removing the hill to fix the corner on Tenney Street. He stated that they do have funding for this.

Robert Savage 57 Warren Street stated that they would be stopping traffic by his house with stop signs. He asked what could the board do past Belleau Woods because they would also have an increase of traffic from projects in the area.

Mr. Sarno asked when the next meeting for this plan was.

Ms. Colwell stated that they have not set a next meeting date.

Mr. Longo stated that he thought they could return on May 8, 2002. He stated that there are other issues to discuss at next meeting such as Open space and affordable housing.

Mr. Hopkins stated that Mr. Moultrie would need more time to put together a proposal.

Mr. Speicher stated that they are willing to do improvements. He stated that the Police letter states a 40% increase of traffic and he does not believe this is correct figure. He stated that this was for a 130-unit housing that was proposed long ago. He stated that they are not proposing this and he explained the figures he stated that it would be an 8% increase of traffic. He stated that this is not a regular condominium but a senior citizen condominium project.

Mr. Sarno stated that there are two traffic figures one from this project and one from original projects presented.

Mr. Longo stated that he is concerned that people hear 40 percent increase in traffic and this is not what it would be.

Mr. Manna explained where in the booklet to find figures on the traffic. He stated to look at the amendments.

Mr. Moultrie stated that with 10 trips per day for 25 units it would be an increase of 25%.

Discussion on traffic counts.

Mr. Sarno stated that it sounds like 20% increase of traffic. He stated that the Planning Board has to look at this more closely as the contribution has to go with the traffic increase.

Mr. Fantini stated that he first heard 40% increase from the developer.

Mr. Graham stated that his figures show a 40% increase. He stated that the increase is on the road and this is a place for the board to start to find a figure between the town and the applicant.

Mr. Longo stated that they have to find the correct figure.

Mr. Kostura asked the number of units in the two plans.

Mr. Manna stated 24 condominiums Senior Housing and 20 single-family homes.

Mr. Fantasia stated that if this plan was proposed on a main road he would have no questions but he feels it does not fit the character of this area.

Mr. Hopkins stated would they like to see 40 homes and no improvements to Warren Street. He stated that this is the choice the Board has to make. He stated that the Board can not deny the plan if it complies with the subdivision regulations.

Mr. Fantasia stated that he would like to see one home on 3-acre lot.

Mr. Moultrie stated that they could petition town meeting and change the zoning for this area. He stated that this would then make their lots non-conforming.

Mr. Stahle stated that it would defuse traffic if a ramp was put on Rt. 95 with an on and off ramp on Tenney Street. He stated that this would take a lot of traffic off the street.

Mr. Moultrie stated that this was looked into and is a major project and you have to go through the State.

Ms. Colwell asked if they wanted to set a time for the next hearing.

Mr. Moultrie stated that he would try to come up with county layout and come up with an improvement plan.

Mr. Mannetta stated that he may have the layout and would get it to Mr. Moultrie.

Mr. Moultrie stated that he could get the plan done in 7-10 days.

Mr. Kostura stated that they could look at the section of Warren Street from Belleau Woods to Byfield. He stated that there is a blind curve, which may cause concern, and they would have a look at this area.

Mr. Sarno stated that they could return May 22, 2002.

Ms. Colwell stated that on May 22 they could put Raymond's Creek and Whispering Pines at 8:00 and 8:30PM.

Mr. Speicther stated that they need guidance on where to go with the affordable housing.

Mr. Kostura stated that they have to find out what they have to do too get this counted by the state. He stated that they might have to be under a LIP.

Mr. Speicher stated that this is not a LIP.

Mr. Hopkins stated that if they can get the State to certify the affordable housing then they would be agreeable.

Mr. Speicher stated that the bylaw does not state that the affordable housing has to be on site. He stated that to do off site they would have to go to the ZBA for a variance. He stated that if the ZBA turned down the variance then they would not comply with the bylaw. He stated that they could have an alternate plan for if the variance is denied.

Mr. Sarno stated that if a variance were denied then they would have to come back to the Planning Board and have a super majority vote to approve plan.

Ms. Colwell stated that she could work on the language for this and that it could be in the decision.

Discussion on affordable housing

Mr. Hopkins stated that on the open space they are going forward.

Mr. Sarno stated that they are talking about issues of the plan and not on Warren Street and that Mr. Evangelista is not present and this was to be just Warren Street tonight.

Mr. Sarno asked if Chaplin Hills improvements were part of the Subdivision plan.

Mr. Moultrie stated that it was. He stated that they would have to do a road profile.

Mr. Longo stated that they would be giving a financial contribution to this project and not actually doing the work.

Mr. Moultrie stated he gave an estimate for \$190,000 for the road and drainage but not for the sidewalk. He stated that Engineering would also be involved. He asked to sit down with Mr. Mannelta for an hour to go over work.

Mr. Sarno made a motion to extend the Whispering Pines/Raymond's Creek Plan to May 22, 2002 at 8:00PM at the Public Safety Building. Second by Mr. Moultrie. All in favor 4-0.

### **Littles Hill Letter**

Ms. Colwell asked how the Board would like to respond to the letter from abutter to the soccer field on Littles Hill.

Mr. Sarno stated that he could not meet on Friday but that they should invite Mr. Collins to the next meeting to discuss his concerns. He stated that if there is no buffer the board could ask for some trees.

Mr. Moultrie stated that he would go out and look at the site.

Ms. Colwell stated that she would call Mr. Collins and put him on the Agenda for May 22 at 7:30PM.

### **Planner Position/Inspector Position**

Ms. Colwell stated that she received the first application for the planner position and that they have sent out two job descriptions.

She stated that the Ad for the inspector would run around \$500.

### **Administrative Assistant**

Ms. Colwell stated that she would be going to the Personnel Board meeting next Wednesday May 8, 2002 at 5:30PM. She stated that Ms. Leal ask for a list of Ms. Pantano's duties to move from level 2 to level 3.



## **Board Business**

Ms. Colwell stated that they have not received any new information on Nelson Street ISH.

Ms. Colwell asked if Mr. Gerraughty could finish his term with the Planning Board if he is elected Selectmen.

Board stated that he would not be able to. They stated that if he was elected to the Planning Board it would be okay but the Selectmen appointed him.

Mr. Moultrie stated that he wanted to update the Board on the Pillsbury Pond widening of road there is a slope and they would have to put up a retaining wall. He stated that the sidewalk at the beginning of Pillsbury has to be shortened to 4ft.

Mr. Moultrie stated that he met with the Georgetown Savings Bank on what they would do at the sidewalk to keep pedestrians safe.

Mr. Graham stated that he is sending the plan for the wall on Brock Way (Crescent Meadow Drive) to the Building Inspector as it is 8 feet tall.

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

Meeting adjourned at 8:15PM

Minutes transcribed by J. Pantano.

Minutes accepted as written May 22, 2002.