

**MEETING
GEORGETOWN PLANNING BOARD
Town Hall Basement Meeting Room
July 17, 2002
6:00PM**

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

Absent:

Meeting called to order at 6:44 P.M.

Planner Position

Mr. Moultrie stated Mr. Cashell is the finalist for the Planner Position.

Mr. Evangelista stated that they would like him to carry on as Ms. Colwell did.

Mr. Cashell stated that he would add comments on agenda on issues being discussed with a timeline.

Mr. Moultrie asked Mr. Cashell if he would be willing to accept the Planner position.

Mr. Cashell stated that he was willing to accept the position.

Mr. Moultrie stated that the position was \$25,000 for 20 hours a week.

Discussion on when Mr. Cashell would start and receive information.

Mr. Cashell would start on Tuesday August 6, 2002.

Mr. Kostura made a motion to hire Mr. John Cashell as Town Planner at a salary of \$25,000 a year for 20 hours a week starting August 6, 2002. Second by Mr. Evangelista. Mr. Hopkins abstained. 4-0

Subdivision Inspector Position

Mr. Beaulieu stated he would like to talk salary. He stated that the position would be varied hours and he stated how many.

Mr. Moultrie stated that there is a lot going on now and he would be busy but would slow down in the winter. He asked how many hours would he want to work.

Mr. Beaulieu stated in Salem he goes around and does spot inspections.

Mr. Moultrie asked what he is comfortable with for pay with the varied hours.

Mr. Beaulieu stated that now they bill for \$30 and he gets paid \$25 an hour.

Mr. Moultrie asked if he could work at \$35 per hour.

Mr. Beaulieu asked how many hours coming up.

Mr. Moultrie stated that Mr. Beaulieu would set up times with the contractor on his own. He asked when would he be available to start.

Mr. Beaulieu stated he would need a couple of weeks.

Mr. Hopkins stated that he would be doing his own hours and he would rather have developers complaining that Mr. Beaulieu is there too much.

Mr. Beaulieu stated that he would call, as he wanted to talk to his wife and would have to be paid as a consultant. He asked about using his car he stated he gets .32 a mile and adds 5 miles a day for using his cell phone.

Mr. Kostura stated that he did not know if they could pay for mileage but they may be able to add to pay.

Mr. Beaulieu stated that he does get paid for mileage in Salem.

Mr. Moultrie stated that he would not be compensated for holidays or vacation and they could adjust pay.

Mr. Beaulieu stated that he wanted to think about the job and would call Mr. Gerraughty, as Ms. Pantano would be on vacation.

Discussion on pay Board stated could pay \$37.50 an hour.

Mr. Evangelista made a motion to hire Mr. Beaulieu as Subdivision Inspector at \$37.50 an hour if accepted. Second by Mr. Hopkins. All in favor 4-1. Mr. Sarno-
no

Minutes

Mr. Evangelista made a motion to accept the minutes of June 18, 2002 as written. Second by Mr. Kostura. 4-0 Mr. Hopkins abstained.

Mr. Sarno made a motion to accept the minutes June 12, 2002 as amended. Second by Mr. Hopkins. 4-0 Mr. Evangelista abstained.

Mr. Evangelista made a motion to accept the minutes of May 22, 2002 as written. Second by Mr. Hopkins. 4-0 Mr. Sarno abstained.

Discussion

Georgetown Savings Bank

Mr. Graham gave an update on the Georgetown Savings Bank project.

Board signed mylar on Georgetown Savings Bank.

Deer Run – Endorse Plans

Mr. Maglio stated that his attorney and Ms. Colwell have made all changes to the Covenant.

Discussion on using original Covenant sent to Kopelman & Paige or the Court & Lane Covenant used for the Crescent Meadow Project that was to be a template.

Mr. Sarno looked through the file as to a letter from Ms. Colwell on the Covenant.

Mr. Moultrie questioned Mr. Maglio on the deed on land he acquired.

Mr. Maglio had two copies of the plan with changes by the ConsCom.

Mr. Graham stated that he would check sheet 2 item 8.

Board looked at the paperwork.

Mr. Hopkins asked Mr. Maglio about a section stating that the town can step in if needed. He stated that it is in the Town Council letter and should be included in the document.

Mr. Maglio stated that he could review and change the covenant as the board wants but asked that the forms be signed tonight.

Board stated that they would have to have the section added for the town and would not sign until this is included.

Mr. Moultrie asked Mr. Maglio to call him and he would explain what has to be added to the covenant and the correct wording.

Mr. Maglio asked to return at the next Planning Board meeting.

Board asked that he be put on the agenda.

Form A-Hoover

Mr. Hoover explained the issue and what they are doing. He stated that they are defining a property line.

Mr. Sarno made a motion to approve the Form A for 14 & 16 Chestnut Street. Second by Kostura. All in favor 4-0.

Mr. Evangelista made a motion to waive the fee. Second by Mr. Hopkins. All in favor 5-0.

Whispering Pines/Raymond's Creek

Board discussed decision on Whispering Pines and Raymond's Creek.

Mr. Graham stated that he just received changes and that the board should review the decision.

Mr. Moultrie stated that as decision is not ready to be signed they would have to request an extension.

Mr. Sarno stated that if the board has issues with revisions then they might not be ready at next meeting to sign the decision. He stated that a reasonable date should be made.

Mr. Speicher stated that they want to have signed as soon as possible. He asked for an extension until September 23, 2002.

Mr. Hopkins made a motion to extend the decision on Whispering Pines and Raymond's Creek to September 23, 2002. Second by Mr. Sarno. All in favor 5-0.

Nelson Street-ISH

Mr. Graham stated that this is a more definitive plan and the applicant should present the plan to the Board first.

Mr. Moultrie read a letter from the Camp Denison Committee and added a letter to the file from Maria Gauvain.

Mr. Speicher stated that the plan has changed in a few respects. He stated that there are nine buildings with 24 units total. He stated that the earlier version had the units closer to the street. He stated that they are working to have more dedicated space. He stated that if they are granted a waiver for the Form A then they could add open space to Camp Denison. He stated that they have 8 acres of open space that could be added to Camp Denison. He stated that Nelson Street has a rural feel and it would keep more with this plan than Subdivision. He stated that they have made an effort to move the buildings back. He stated that there are Wetlands and an old gravel pit and has made an effort to move buildings back from these. He stated that the road conforms to the regulations at 26 ft. He stated that it would be appropriate to have the road similar to Nelson Street with a 22ft pavement. He stated that they have a traffic consultant here tonight.

Traffic consultant gave out report to board.

Mr. Moultrie stated that they have a large report and asked the consultant to keep his summary brief.

Paul Hajec, traffic consultant stated that the report was done five years into the future. He explained when the counts were taken and that they were done at peak hours and done on 24 units of Senior Housing. Mr. Hajec explained the counts and figures in the report. He explained increases to counts by this project. He stated that he would recommend stop signs at the exit to Nelson Street. He stated that he had some concerns on angles at the intersection of Nelson and Central Street and looked at what could be done to cut angles. He stated that a reduction of land and closing off of the second entrance and exit would be a benefit.

Mr. Moultrie asked if he looked up the accident history at the intersection.

Mr. Hajec stated that he had not looked up the accident history.

Mr. Moultrie asked what rate he used for his figures.

Mr. Hajec stated that they used a rate from a similar project in Chelmsford.

Mr. Hopkins stated that in section three they did a trip generation for Friday, Saturday, and Sunday. He asked if they did a trip generation on a weekday.

Mr. Evangelista asked if the Chelmsford project was built.

He stated that the Chelmsford project was built.

Mr. Speicher asked if the board would permit them to meet with Mr. Graham and a board member to go over the plans.

Mr. Sarno stated that they have met with Ms. Colwell on this project and he stated that he would support them meeting with Mr. Graham with the new Planner.

Mr. Kostura stated that they went to a final plan he thought they were going to withdraw and then go forward.

Mr. Speicher stated that they want to go forward with this plan.

Mr. Kostura stated that they have not discussed open space and the scenic street aspect.

Mr. Moultrie stated that they would address the technical issues first and then the scenic street.

Mr. Sarno stated that this plan requires a super majority and that they should tackle conceptual issues.

Mr. Moultrie stated that they need more time to look at the issues.

Discussion on decision on conceptual issues

Mr. Hopkins and Mr. Kostura stated that they are ready to discuss issues.

Mr. Evangelista stated he would like to hear from the audience.

Mr. Hopkins made a motion to extend the hearing to 8PM on September 25, 2002. Second by Mr. Kostura. All in favor 5-0.

Mr. Speicher asked if they could talk with Mr. Graham on the conceptual issues as Mr. Graham is suggesting conceptual changes.

Steven Wylie, Attorney representing the abutters stated that a traffic study and a report from Mr. Graham was received this evening and he asked for copies.

Mr. Moultrie stated that he could obtain from the Planning Office tomorrow copies.

North Street (Georgetown Sand & Gravel)

Mr. Moultrie explained the process of the meeting. He stated the applicant would present the plan then the board would ask questions, Mr. Graham would go over his report on the project and then the audience could comment.

Atty. Anderson explained who was present and stated that he is representing the applicants.

Scott Cohen, of Belmont MA read a letter from a planner on a similar project in Northboro, MA. He stated this project would be at 192-198 North Street, 70 acres with the project on a 19-acre portion that fronts North Street and with 50 acres over the railroad bed. He stated that they would use the 19 acres and would like to restore the 50-acre back area. He stated that they would grant to the Crane wildlife or to the town or have use in a deed restriction. He stated that they propose 66 units of 55 and older residents. He stated the units would be single and duplex units in a village setting with a recreational area with tennis courts, walking area etc. He stated that they do not want to build a treatment plant. Mr. Cohen stated that the units would have a Colonial look with the septic fields in front. He pointed to the neighbors most effected and stated that they would add buffers and privacy. He stated that the ISH Bylaw is allowed in IB district. He stated that they show Open Space at 41% for the 66 units with 10 units for Affordable Housing as required. Mr. Cohen stated that he would like to make these available to Town residents. He stated that the 50 acres he hopes would meet requirement of open space but may need approval from Mass Electric to access. He stated that they would be taking a commercial property out of a residential area. He stated that he met with residents and had comments from neighbors that he gave to the Board. He stated that this project would eliminate truck traffic and dust to neighbors and would have no impact to schools. Mr. Cohen read a quote to the board.

Mr. Kostura asked if they own clear title to the land.

Mr. Cohen stated that they are working on this.

Mr. Hopkins stated that they should be clear on the land.

Mr. Evangelista stated that the open space looks crowded and that the open space should not be in front of units. He asked how many units were single units.

Mr. Cohen stated that there are more duplex then single units.

Mr. Hopkins stated that he was concerned on the open space. He stated that the Board has their own definition and explained it.

Mr. Cohen stated that Mass Electric owns the railroad bed and they feel the right to pass would carry with the land but they are still looking into this.

Atty. Anderson stated that the right to pass might carry with the land.

Mr. Hopkins asked if railroad bed was used by Mass Electric.

Mr. Cohen stated it is used to check wires and trucks sometimes go down.

Mr. Moultrie asked that they get okay from Mass Electric in writing.

Mr. Hopkins stated that they had no letters from the Police or Fire Departments and asked if they did a traffic study.

Mr. Cohen stated that they would do a traffic study.

Mr. Sarno stated that he is concerned with the number of units. He stated that the issue is discretionary by the board and that he is uncomfortable with this number.

Mr. Moultrie stated that he has issues with the number of units and the egress.

Mr. Kostura asked if the open space was shown on this plan that he was showing.

Mr. Cohen stated that the open space is shown on the plan.

Mr. Kostura stated that the site is cleared now of trees, etc.

Mr. Cohen stated that they would improve and add landscaping.

Mr. Kostura stated that there are vernal pools do they know where on site.

Mr. Cohen stated that they are located in the rear.

Mr. Kostura stated that there is an issue with the affordable housing and the age restriction on deed with the State in 55 and older housing. He stated another project proposes to build a duplex off site of the ISH.

Mr. Moultrie asked if Mr. Graham had comments.

Mr. Graham stated that the plan is a very conceptual plan. He stated that the open space is an issue and his report highlights a half dozen issues.

Mr. Kostura asked if they are in the Water Resource District.

Mr. Cohen stated part of the property is but not where the septic systems would be placed.

Arthur Greenburg 123 Pond Street stated that he was glad they approached abutters but they did not reach abutters that are not on North Street. He stated that the town has ISH on West St, Warren St, and now North St. He stated that

this property abuts the Parker River Wildlife Preserve and he explained the wildlife that live in this area.

Mr. Hopkins stated that they could not disapprove a plan because of wildlife.

Mr. Greenburg stated that the plan is over the 25 units allowed under the bylaw. He stated that they are offering 10 affordable units to have the 66 units. He stated that this is a nice area for open space with access of sportsmen and he is against this plan and if approved he would call his attorney.

Mr. Zibell 214 North Street asked what they would do with the concrete on site.

Mr. Moultrie stated that this would be addressed before a plan is approved.

Mr. Zibell stated that his family sold cat island to the present owner so he knows that they own it.

Mr. Morehouse stated he would give a history of the ISH Bylaw as he worked to have it adopted. He stated that they targeted four areas of Town, Parish Road, Long Hill, West Street and the Sand and Gravel. He stated that the concept was to have a large senior community and this project meets the design. He stated that they have seen lots of Senior Housing as Mr. Greenburg stated. He stated that there is a provision for 20 percent upland open space. He stated that he has a concern that the rail trail from Camp Denison to Byfield would be jeopardized and asked to have the engineer put the trail on the plan. He stated that it could be identified as a potential trail on plan.

Mr. Moultrie stated that the Power Company owns this land.

Mr. Morehouse stated that they should supply their own water at least for landscaping. He stated that the units could be negotiated down.

Veda Connolly 216 North Street stated she was vocal over the concrete plant and would not be as vocal on this plan. She stated that she would like to see project. She stated that her mother lives in Four-Mile Village in Boxford and would like to see similar housing here. She stated that this project would produce more cars but that would be more desirable than trucks. She stated that a stop sign should be erected exiting the site. She asked if it could be a condition for a sidewalk in front of the area. She stated that she came to the Planning Board Office and looked at the draft of decision of Raymond's Creek and was impressed with the document. She stated that Baby Boomers would be looking for this type of housing and it would not effect our water supply. She stated a conventional development would be more detrimental to our schools and would stress our infrastructure. She stated that she hopes the Board grants the permit.

Mr. Kostura stated that he would like to see a reduction of units and restoration of green space. He stated that he is concerned over affordable housing being accepted by the State.

Mr. Cohen asked if a site walk would be warranted.

Mr. Moultrie stated that this plan has a lot of units and the density is a little much. He stated that the open space is questionable.

Mr. Sarno stated that there are debates on open space but open space is what the super majority of the Board feels it is. He stated that our definition is usable contiguous land green space. He stated that he thought that the land north of this was included in the Open Space. He stated that he would like to support plan to get rid of a problem but they have to make the open space work.

Board look at dates for applicant to return.

Mr. Hopkins stated that there are not a lot of technical issues on plan and he asked what would they come back with.

Jim Develis stated that they have looked at mapping soils, and have done test pits met with the BOH and looked at watersheds. He stated that a survey is under way and he is confident that this plan would work.

Mr. Sarno asked for a realistic date.

Mr. Kostura stated that they are nowhere near to making a decision and that he wants to see a reduction of units.

Mr. Moultrie stated that he wants to see more technical information on plan.

Tillie Evangelista, Selectmen asked if existing buildings would be demolished.

Mr. Cohen stated that they would be demolished.

Mr. Greenberg stated that they have vehicles that have been buried on the site.

Mr. Sarno made a motion for the Public Hearing on the North Street ISH to be continued to October 9, 2002 at 8PM. Second by Mr. Hopkins. All in favor 5-0.

Mr. Cohen asked for an extension to October 15, 2002.

Mr. Sarno made a motion for an Extension on the decision for the North Street ISH to October 15, 2002. Second by Mr. Hopkins. All in favor 5-0.

Pine Plain Road-Preliminary

Mr. Moultrie explained process to the audience for the meeting.

Rich Williams of Hayes Engineering stated that this is a preliminary plan for one lot off of Pine Plain Road. He stated that this is a court with a roadway off the court. He stated that they would ask for a waiver for the length of road and explained about the culvert and wetlands. He stated that they have site distances showed hydrants. He stated that they would not have public water as the plan has a well and septic system.

Mr. Kostura stated that the driveway seems long at 700 feet. He stated that they are 900ft from a hydrant.

Mr. Williams stated that they would put in a sprinkler system and talk with the Fire Dept.

Mr. Hopkins stated that he has two problems they are asking for a waiver on width of road to 18 ft and the driveway is longer than Court.

Mr. Moultrie asked if this is submitted as a Court.

Mr. Tidd stated that it is.

Mr. Williams stated that they show a turnaround T and he would agree to talk with the Fire Department and do the T at the home instead of at the cul de sac. He stated that he would mark the entrance as a Private Way.

Mr. Hopkins stated that the turnaround is where the house should be. He stated that this is a long driveway.

Mr. Moultrie stated that he wants to hear from the Fire Department on this issue.

Mr. Sarno stated that after Mr. Graham's report he sees no reason to support this project.

Mr. Evangelista asked why the home is so far back.

Mr. Tidd stated because it is a desirable location it is on a hill with a view and a nice site. He stated that he could build as a retirement home if the plan works and if not sell and owner may build closer to the road and abutters.

Mr. Graham stated environmental issues support reduced pavement and that he reviewed from the town's bylaws and unless benefit to waive then plan should be thrown out. He stated that to reduce pavement they should have a good reason.

Mr. Evangelista stated that they try to stick with the regulations.

Mr. Tidd stated only one home would be using the driveway.

Mr. Gerraughty asked why not go with allowed width.

Mr. Williams stated that they could build the road but would have to cross-wetlands and would have adequate space for just a driveway.

Mr. Kostura asked what do they gain by reduced pavement.

Mr. Williams stated that there would be less runoff with less pavement. He explained issue and stated reduction is only on 300ft of driveway.

Mr. Moultrie asked the abutters if they had comments.

Mike and Wendy Stevens 12 Pine Plain Road that the applicant was not for his home when he bought his property and that he had to clean up tons of trash to protect stream that he did not put there.

Wendy Stevens asked how far could the pavement be from her property.

Mr. Moultrie stated usually there is a buffer but that the pavement could be right up to the property line.

Ms. Stevens stated that they would have to go over river a river.

Mr. Williams stated that they would put in a culvert.

Mr. Moultrie stated that they would have to see ConsCom on this issue.

Peter Mastrostefano 7 Pine Plain Road stated the home would not be seen as plan is show and if home was in the front of the property it would not be as esthetically pleasing.

Mr. Moultrie asked the Stevens if they would want to see the home in the back or in the front of the property.

Mike Stevens stated that they would prefer the home in the back of the property.

Mr. Mastrostefano stated that he would prefer the width of road as 12ft then 18ft. as would be better for the environment.

Mr. Hopkins stated that he is he in favor of the home in the rear.

Mr. Mastrostefano stated that he does not disapprove of the plan but if the Board were leaning to disapprove he would not want the home in the front of the property.

Mr. Moultrie stated that they could withdraw or go forward.

Mr. Williams stated that they want to go forward.

Mr. Sarno stated the Chairman gave him the option to withdraw.

Mr. Sarno made a motion to deny the Pine Plain Road Preliminary Plan. Second by Mr. Kostura. All in favor 5-0.

Mr. Hopkins stated reason for denial as reported in Mr. Graham's report

Mr. Hopkins made a motion to amend the first motion to deny to state reason for denial is as reported in Mr. Graham's Report. Second by Mr. Kostura. All in favor 5-0.

Discussion on decision

Mr. Tidd asked if Court would be a town road.

Mr. Moultrie stated that it would not be, as it would not be built to subdivision standards.

Form A-Tidd 8 Pine Plain Road

Mr. Tidd showed Form A plan to board.

Mr. Moultrie stated that one lot should be labeled as not a buildable lot.

Mr. Graham agreed that it should say not a buildable lot.

Mr. Tidd withdrew the Form A for 8 Pine Plain Road to make changes to plan.

Board Business/Technical Review Fees

Mr. Graham stated that he would require additional technical fees for the Sand and Gravel and the applicant should be notified. He stated that he suggests an additional \$3,000. He stated that the Georgetown Shopping Center and Superior Steel on Martel Way would require the same additional fees. He stated that they gave the Board the minimum fee and as these projects are large that additional time would be required.

Master plan committee

Mr. Moultrie stated that he would like to invite the Master Plan Committee to come to meeting. He stated that they should set up a meeting with a time slot of 45 minutes.

Street Acceptances

Mr. Moultrie stated that the as-builts plans on Abbey Road have to go out an independent Engineer, as Mr. Graham can not review this project because of a conflict.

Mr. Kostura stated that a vernal pool has to be done.

Mr. Moultrie stated that the sidewalk easements are done.

Mr. Moultrie stated that they have to add Sawmill Way, Rosemarie Lane, Longview Way and Waldingfield Road to Street Acceptance list.

Mr. Graham stated that Longview has not submitted as-builts.

Mr. Moultrie stated that they should send a letter to Mr. Ellis regarding Longview and find out what is going on.

Vouchers

Payroll

Janet Pantano-----July 17, 2002-----\$332.50

Office Supplies

Netway-----Internet Service-----\$ 19.95

Pillsbury Pond

Pillsbury Pond Covenant board looked over.

Mr. Hopkins looked over Covenant.

Consultant fee from Ms. Colwell

Mr. Moultrie stated that the Consultant fee was \$60.00 per hour he felt this was high.

Mr. Kostura stated that they should offer \$45.00 per hour to Ms. Colwell.

Georgetown Planning Board
July 17, 2002

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

Meeting adjourned at 11:00PM.

Minutes transcribed by J. Pantano

Minutes accepted as amended September 11, 2002.