

**MEETING
GEORGETOWN PLANNING BOARD
Town Hall Basement Meeting Room
June 26, 2002
7:30PM**

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

Absent: Dan Kostura

Meeting called to order 7:40pm.

Meeting moved from Public Safety Building to the Basement Meeting room at Town Hall because of no air-conditioning and room too hot.

Board Reorganization

Mr. Sarno made a motion for Mr. Moultrie to be Chairman. Second by Mr. Hopkins. All in favor 4-0.

Mr. Sarno made a motion for Mr. Hopkins to remain as Vice-Chairman. Second by Mr. Moultrie. All in favor 4-0.

Mr. Sarno made a motion for Mr. Evangelista to remain as Representative for MVPC. Second by Mr. Hopkins. All in favor 4-0.

Mr. Sarno made a motion for Mr. Kostura to be Clerk. Second by Mr. Evangelista. All in favor 4-0.

Minutes

Mr. Sarno made a motion to waive minutes to later in the meeting. Second by Mr. Evangelista. All in favor 4-0.

Discussion/Fuller Court

Attny Mitch Kroner stated that he is representing the applicant for Fuller Court. He stated that all forms have been submitted to Ms. Colwell and are in order.

Mr. Sarno made a motion to endorse the Fuller Court Plan. Second by Mr. Hopkins. All in favor 4-0.

Board signed plans and forms.

Mr. Kroner asked if they would not be subject to the Rate of Development Bylaw. He stated that a family member would be building the home.

Board stated that the Board had proposed a bylaw that would allow a family member to build but it was thrown out by the Attorney General.

Mr. Gerraughty stated he thought it was thrown out because of the date and when it would be applicable.

201 Central Street

Discussion on what has to be finished on 201 Central Street.

Form A-Hahn

Board signed plans that Mr. Kroner corrected from previous meeting. Board approved plan at the June 12, 2002 meeting.

Mitch Kroner asked the Board to look at a Form A for Burr on Parsonage Street. He stated that he disagrees with Mr. Brett on what should be done. Mr. Kroner stated that they are going from two homes to one.

Board looked at plan.

Mr. Sarno made a motion to endorse the Form A for Burr on Parsonage Street making two lots into one. Second by Mr. Hopkins. All in favor 4-0.

Littles Hill

Mr. Evangelista abstained from voting on this project.

Mr. Spear stated that on May 31, 2002 they had a meeting at the soccer field. He stated who was present, Mr. Moultrie, Mr. Spear, Mr. Collins and his family, Mr. Manter, and Mr. Graham. He stated that the field could be moved 5 feet from Mr. Collins property and moved 10 feet on the other side. He explained the changes to the Board and why the field could not be moved further. He stated that Mr. Collins would like to have the field moved further.

Mr. Graham stated that he agrees with what Mr. Spear has reported.

Mr. Collins stated that he had not heard if it would be possible to move field the 5 ft.

Board stated this was possible.

Mr. Collins stated that he would like the field moved 5 feet more. He stated that it would not make a difference to the kids and asked if the field has to be a certain size. He stated that the kids do not care.

Mr. Hopkins stated that the kids play but the adults are in charge. He stated that leagues would be playing on the field and for the field to be used it would have to be regulation size which is 60 by 40.

Mr. Sarno stated that he does not understand the soccer mentality but that at this date it is late to make changes.

Mr. Gerraughty stated that the GAA has done its homework and that they need a U10 field.

Mr. Graham and Mr. Moultrie discussed that if moved more it would be on a slope.

Mr. Sarno asked if it could be moved in 7 feet.

Mr. Moultrie asked if there was a stop by the road so children would not run into the street.

Mr. Graham stated that there would be a fence all the way around the field.

Mr. Spear stated that they could move the field 5ft from Mr. Collins and 10ft closer to the parking area. He stated that the fence would not go up until next year.

Mr. Hopkins stated that he would work with Mr. Collins to make the field fit.

Mr. Hopkins to make a motion to move the soccer field at Littles Hill 5ft south easterly and 10ft northeasterly. Second by Mr. Sarno. 3-0 Mr. Evangelista abstained.

Mr. Moultrie stated that they have tried to work with Mr. Collins on the issue.

Mr. Collins stated that he wanted more.

Mr. Moultrie stated that he is in favor of the field for the youth in town.

Mr. Sarno stated that the field is not run by the GAA but would be run by the Park and Rec Committee.

Mr. Spear stated 6 inches of loam have been put on the field. He stated that Mr. Collins would receive an extra 5ft because there would be nothing behind the fence. He stated that the field could possibly be used next year.

Mr. Moultrie stated that the fencing still has to be discussed.

Pine Plain Road-Preliminary Subdivision

Mr. Moultrie stated that the applicant has requested an extension until July 31, 2002.

Discussion on plan

Mr. Sarno made a motion to extend the Pine Plain Road Preliminary Plan until July 31, 2002. Second by Hopkins. All in favor 4-0.

Emma Harris Way-Preliminary Subdivision

Mr. Talako and Mr. Jim Scanlon presented the plan to the Board.

Mr. Talako stated that this would be a 10-unit subdivision off of Jewett Street. He stated that it is on a 33-acre parcel in RB zone and part in Industrial zone. He stated that the piece that is in the industrial zone they would not be using and this area is mostly wetlands and they do not know what they would do with it. He stated that the property is in the Ground Water Protection District. He explained the area and stated that the closest street is Fazio Farm Road. He stated that they have done soils and the soils are sandy. He stated that they are proposing an 1120ft road allowed is 800ft. He stated that they picked this length for the 10 lots. Mr. Talako stated that for the first 300ft there are wetlands and they can not build. He stated that Fazio Farm Road is 1500ft and was built before the rules changed. He stated that the lots would be 40,000sq-ft minimum and all meet depth and length. He stated that the lots have an acre of upland but two and they would have standard utilities underground with private septic systems. He stated that they are proposing a future easement to Mr. Morehouse. He stated that they are asking for two waivers one for length road and for cul de sac to use slope curb not granite. Mr. Talako stated that they are proposing an island in the cul de sac.

Mr. Moultrie asked about the easement and he stated that they could not provide frontage by an easement. He asked why in the best interest of the town to waive length of road.

Mr. Talako stated that they would be 10 nice lots, town would receive additional taxes, and the owners have the right to develop their land. He stated that the beginning of the road could not be developed.

Mr. Sarno stated that the length of road is 800ft whether 10 lots and there is no correlation to have a longer road. He stated that if they have a hardship at the beginning of road it is not the town's fault and the owner should have known.

Mr. Moultrie stated that the land in the back that is Industrial are they land locking it.

Mr. Talako stated that they were.

Mr. Evangelista stated that he has an issue with the length of road as it was already increased from 500ft to 800ft. He stated that if they increase to 1000ft developers would want 1500ft.

Mr. Talako stated that the length of road is different in different zones in town. He explained how bylaw was changed.

Mr. Evangelista stated that a perfect piece of property 800ft works with 10 lots.

Mr. Talako stated that Fazio Farm road is longer and that they have had no problems.

Mr. Evangelista stated that he would stick with 800ft. He stated that he has a problem with the easement and if the property changes hands a few times a homeowner would not be aware of the easement. He stated that Mr. Morehouse has enough land for his own access.

Mr. Talako stated that it is good practice to allow for another subdivision. He stated that he feels he has make 10 nice lots that are well thought out lots.

Mr. Moultrie asked if they tested for chemicals or pesticides, as this was farmland.

Mr. Talako stated that they have not tested.

Mr. Hopkins asked what Mr. Talako wants to do.

Mr. Talako stated that he would like to put in a parkway.

Mr. Moultrie stated that this is not in their bylaws.

Mr. Hopkins stated that this is a political board and residents do not want another subdivision.

Mr. Sarno stated that to leave open space at end of lots undefined would worry them. He stated that Herrick woods gave land to the town. He stated that to leave the land undefined is worrisome.

Mr. Talako stated that he would talk to the developer about giving Industrial property to Town or making it a part of open space to homeowners.

Mr. Hopkins stated that four people on the Board are saying no so he has direction.

Mr. Talako asked if anyone has ever asked for a parkway.

Mr. Hopkins stated that no one has.

Mr. Graham stated that he has concerns on the frontage by the easements. He stated that it looks favorable if the subdivision connects and it is good planning. He stated that if it makes sense to connect then it should be left as a right of way. He stated that they should get their frontage off of the roadway. He stated that the soils are loamy and should show good percs. He stated that the seasonable ground water may be high and may impact the road. He stated that they might see a significant amount of fill. Mr. Graham stated that he does not recommend that they waive the 800ft bylaw, as he does not see a benefit to the town for the waiver. He stated that the 800ft road would be to the right of way to Morehouses and then when that is developed they could then have a Court or Lane from this point. He stated that the hydrants should be 500ft apart. He gave his summary that they should give an extension or disapproval.

Mr. Gerraughty asked if an 800ft road could be 6 lots and then later develop with open space.

Mr. Talako stated that if the road were developed it would be 15 lots.

Jim Lynch 6 Fazio Farm Road stated that they are squeezing in the 10 homes. He stated that he uses 25 percent of his property because of wetlands. He stated that the Engineer did walk 800ft and that it was up to his knees in water this is a mud bowl. He stated that he did not know if the wetlands were true or not.

Mr. Moultrie stated that they would have to go through ConsCom also.

Mr. Lynch stated that he approves of the board sticking to the 800ft. length of road.

Dick Madore 10 Fazio Farm Road stated that he objects to the project and that they already have water restrictions when do we stop.

Mr. Moultrie stated that the Water Department has not given an answer to the board as to what can be built. He stated that they have to provide water.

Mr. Evangelista stated that the Water Board could not say we do not have enough water. He stated that if the state raises the water rate it might not mean we have the water. He stated that if they have lawn sprinklers then they must have a well.

Mr. Madore stated that the water table is only 6ft below ground level and that they would require pumps in basements and the basements would have to be raised.

Mr. Moultrie stated that they know they would have to raise the basements and have perimeter drains.

Mr. Moultrie stated that they might withdraw without prejudice or ask for an extension.

Mr. Talako stated that they would request an extension.

Discussion on date

Mr. Sarno made a motion for an extension to September 30, 2002. Second by Mr. Hopkins. All in favor 4-0.

Mr. Sarno made a motion to extend the Public Hearing to September 11, 2002 at 8PM. Second by Mr. Hopkins. All in favor 4-0.

Whispering Pines

Mr. Moultrie asked Mr. Graham to report.

Mr. Graham stated at the May 22 meeting that the plans where at 95 percent. He stated that most items must be completed before endorsement of the plans. He stated that the issues from Warren Street and the ISH would come into play. He stated that Ms. Colwell did a draft decision and that he has not done any work on the decision as of yet.

Mr. Speicher stated that at the last meeting they discussed him doing some work on the decision.

Mr. Sarno stated that he and Mr. Graham could work together.

Mr. Speicher stated that he did a redline and showed where he added items and then what Ms. Colwell left with questions. He gave copies to the board.

Board looked over draft decision from Mr. Speicher.

Mr. Speicher stated that he dealt with the Warren Street Improvements only in the Raymond's Creek decision.

Mr. Moultrie asked why section 5 was struck out.

Mr. Speicher stated taken out because it was an off site improvement and did not have to do with the Subdivision.

Mr. Sarno stated that everybody is responsible for damage done even if off site improvements.

Mr. Moultrie stated that they would have to cut the road and they would require a bond.

Mr. Sarno stated that if damage were done during construction it would have to be repaired.

Mr. Speicher stated that they could add it back.

Mr. Moultrie stated that they could add back or change.

Mr. Hopkins stated that section g is tied to time.

Mr. Speicher stated that they would add back in section 5 for repair of road damage during construction.

Mr. Moultrie stated that when they get an excavation permit then they would require bonding.

Discussion on damage to Warren Street and how to address and be sure how to be worded in decision.

Mr. Evangelista stated that if Mr. Moultrie is okay with wording then he is okay.

Mr. Moultrie stated that they have to have an excavation permit and bonding and the issue would be handled at that time.

Mr. Speicher stated that he added Mr. Graham's issues. He stated that he corrected last page with the waivers and stated that the waivers are on the plan.

Mr. Graham stated that a waiver for GIS should be added.

Mr. Moultrie stated street names must be come up with.

Mr. Speicher stated that a waiver was deleted and has to be added.

Mr. Speicher stated that they have 4 inches of hot top and that Mr. Graham has asked for 6 inches. He stated that the regulations do not ask for this.

Mr. Graham stated that Road 1 would have heavy pavement and others not. He stated how access use northerly not by abutters but applicants. He stated the road would have the use equivalent of a 30-lot subdivision.

Mr. Moultrie and Mr. Graham discussed

Board okay with increased pavement on main road.

Mr. Speicher stated that after construction the second coat of pavement and the road would be fine.

Mr. Graham stated that the second coat of binder and when the finish coat put on in the end.

Mr. Moultrie stated that he agrees with Mr. Graham but our regulations do not support this.

Mr. Graham stated this would be access to the ISH and this is a Special Permit.

Mr. Mannelta asked what road this would be on.

Board stated that extra pavement only on road 1.

Mr. Graham stated that when it is repaired it might be 6 inches.

Mr. Sarno stated that they are missing a board member for the vote.

Mr. Hopkins made a motion to approve Whispering Pines Subdivision plus 7 waivers. Second by Mr. Sarno.

Mr. Graham stated that the decision should be subject to items discussed tonight.

Mr. Sarno suggested an extension be requested for the decision to be written.

Mr. Hopkins withdrew motion.

Mr. Sarno made a motion to extend decision to July 19, 2002. Second by Mr. Evangelista. All in favor 4-0.

Mr. Hopkins made a motion to approve the Whispering Pines Subdivision with items discussed tonight waivers, wells, 6 inches hot top and 7 waivers. Second by Sarno. All in favor 4-0.

Mr. Evangelista suggested that they wait for a full board for the Raymond's Creek ISH.

Mr. Moultrie stated that Mr. Gerraughty could vote on the ISH.

Mr. Gerraughty stated that he would vote on the plan.

Mr. Evangelista stated that he feels the combination is too much for area with the ISH and the subdivision with 20 homes he is overwhelmed if just ISH he would feel better.

Mr. Speicher stated that they are prepared to go forward.

Raymond's Creek-ISH

Mr. Speicher stated that again bold is from Mr. Graham's and he added facts to support findings. He stated on second page under special conditions referred to Colwell report. He stated that Ms. Colwell left question on bonding with construction stated roadway would be bonded.

Mr. Moultrie stated some sections of road private and some accepted.

Mr. Speicher stated that a bond for \$5,000 for as-builts.

Mr. Hopkins stated table must be changed stated change shall to would.

Mr. Graham some issues taken out if fixed on plans.

Mr. Manna stated he could do this and work with Mr. Graham.

Mr. Moultrie stated issue of rate of development she had one permit for whole project and then for each building change to just each building.

Mr. Speicher stated changed homeowners to condo doc. He stated on Page 5 prior to final occupancy as-builts must be completed. He stated that they have to add how Warren Street improvements should be handled. He stated that \$100,000 for Warren Street and \$12,000 for survey of Warren Street.

Discussion on how the funds would be given to the board for the road improvements.

Mr. Hopkins stated that if they do not do the work on the road then they do not get the money.

Mr. Graham stated that the Town would not have the money if want to do the work before they are finished with the ISH.

Mr. Moultrie stated what if there are financial problems and if they do not get the funds the improvements would not be done.

Mr. Speicher stated that funds could be tied to the 8th occupancy permit. He stated that the ISH should be built in two years.

Mr. Moultrie stated that he is not comfortable with wording. He asked if the survey would be paid up front.

Mr. Speicher stated he forgot to add and would pay when work is ready to be done.

Mr. Hopkins stated that they could word on demand of reasonable notice by Highway department.

Mr. Moultrie stated that they would find out how to hold funds.

Mr. Gerraughty stated it would take five years for subdivision to be put in.

Mr. Moultrie stated road would not be accepted until the subdivision is finished.

Mr. Graham stated give dates fifty percent at a certain date and next at 2003 and next at 2004.

Mr. Speicher stated that they have three dates and pay one-third a time.

Mr. Graham stated that over three years should not be a problem. He stated that \$33,333 at start and on July 1, 2003, 2004, to be used by July 1, 2010 interest follows the funds.

Board is okay with this.

Mr. Speicher stated that the affordable housing language Ms. Colwell added. He stated that they would like to do a duplex but have to go to the ZBA. He stated that if they say no then they would put the affordable housing in the senior housing. He stated that if in ISH state may not accept and he added language if state rejects as they did not write bylaw.

Mr. Evangelista stated Mr. Longo did a good job last time with Affordable Housing.

Mr. Moultrie stated that they are running behind and are there any major issues left. Mr. Moultrie asked Mr. Graham if he had issues.

Mr. Graham stated no.

Mr. Sarno asked about the 20-day appeal period.

Mr. Moultrie stated that they would require an extension to have decision revised.

Mr. Speicher requested an extension to July 19, 2002.

Mr. Sarno made a motion to extend Raymond's Creek decision to July 19, 2002. Second by Mr. Hopkins. All in favor 4-0.

Mr. Hopkins stated that the landscaping should have language.

Mr. Speicher stated that he would add the language.

Mr. Moultrie suggested that they get the plan to Mr. Graham. He asked if they were aware a super majority needed for approval.

Mr. Speicher stated that they are aware.

Mr. Hopkins made a motion to approve the Raymond's Creek ISH subject to review of final language of decision and landscaping plans. Second by Mr. Sarno.

Mr. Gerraughty-yes
Mr. Sarno-yes
Mr. Hopkins-yes
Mr. Moultrie-yes
Mr. Evangelista-no
Vote 4-1.

Acorn Way definitive Subdivision

Mr. Sarno has abstained as a board member but would stay as part of the audience.

Nancy McCarr Attorney asked how many members would be voting on plan.

Mr. Moultrie stated that there are three members present that could vote on plan.

Mr. Hopkins made a motion to waive the reading of the Legal Notice. Second by Mr. Evangelista. All in favor 3-0.

Ms. McCarr stated that the applicant would like to come back at a meeting when four members would be available to vote.

Mr. Hopkins made a motion to continue the Public Hearing to September 11, 2002. Second by Mr. Evangelista. All in favor 3-0.

Mr. Applegate stated that it is unfortunate that the meeting was not held tonight, as abutters are present and have waited quite a while for the hearing.

Board business
Inspection Services

Mr. Moultrie gave an update on subdivisions he has inspected for the board.

Master Plan Committee

Mr. Evangelista stated that the committee is regrouping.

Street Acceptances

Mr. Moultrie stated that Abbey Road and Belleau Woods should be ready for fall town meeting.

Correspondence

Mr. Evangelista read letter regarding 197 Jewett Street and there request to come in with a conceptual plan.

Mr. Evangelista made a motion for the board to send a letter that they must submit a preliminary plan.

Board stated that they would be happy to review a preliminary plan.

Mr. Evangelista withdrew his motion.

Mr. Graham stated that they should file the same as Nelson Street.

Mr. Moultrie stated that they could file a plan of their choice.

Mr. Evangelista motion that a Plan must be submitted with fees paid. Second by Mr. Hopkins. All in favor 4-0.

Vouchers

Netway -----	Internet Services-----	\$19.95
Peabody Furniture-----	Desk supplies-----	\$1,462.48

Technical Review

Kopelmen & Paige-----Crescent Meadow Covenant---\$2,137.50

Payroll

Kathleen Bradley Colwell-----\$55.00

Janet Pantano-----\$333.21

Mr. Sarno made a motion to pay. Second by Mr. Hopkins. All in favor 4-0.

Mr. Sarno made a motion to go into Executive Session to discuss applicants for the Subdivision Inspector and Planner Positions. Second by Mr. Hopkins.

Roll call

Mr. Sarno-yes

Mr. Hopkins-yes

Mr. Evangelista-yes

Mr. Gerraughty-yes

Mr. Moultrie-yes

Board came out of executive session.

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

Meeting adjourned at 11:45PM.

Minutes transcribed by J. Pantano.

Minutes accepted as amended September 11, 2002.