

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Basement Meeting Room
August 14, 2002
7:00PM**

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

Absent:

Meeting called to order at 7:05 P.M. by Mr. Moultrie.

Subdivision Inspector Position--Millennium Engineering, Inc

Mr. Moultrie stated Millenium came in to discuss the Inspector Position.

Mr. Evangelista stated that Larry Graham is the Boards Technical Review Inspector and if there were a conflict would they be willing to do the Technical Review for the Board.

Mr. McGrath stated that they have done Technical Review and explained where and stated that they could do the review for the Board if needed.

Mr. Evangelista asked if they would have a problem working with Mr. Graham.

Mr. McGrath stated that they would not have problem working with him.

Mr. Gerraughty stated that they should give Millennium some guidelines.

Mr. Moultrie explained that they have the job description, which states what the board expects. He asked if they were appointed then how soon could they start.

Mr. Leahy stated that they could start a week from tonight.

Mr. Moultrie stated that the Town has a 40B that has started and the ZBA did not say who would inspect and that he has sent a letter to them addressing his concern but has not heard from the ZBA. He stated that he does not have the time and hopes they would be able to inspect this project also.

Mr. McGrath stated that they would try to and that he thinks that they can.

Moultrie stated Mr. Norino has done good work in the past.

Mr. Evangelista made a motion to appoint Millennium Engineering as the Subdivision Construction team. Second by Mr. Kostura. 2-1 Kostura-no

Mr. Moultrie asked Millennium to stay until all Board members were present because of the vote.

Whispering Pines/Raymond's Creek

Mr. Speicher stated that he drafted a letter with additional comments from Mr. Graham.

Mr. Moultrie stated that all changes have been made to the decision as it is.

Mr. Speicher stated that he has made all the changes requested. Mr. Speicher stated that decision was drafted with the easement to open space and without the easement.

Mr. Kostura stated that the open space is for the public and the easement should be kept in.

Mr. Speicher stated that Mr. Graham stated he was not sure what the board wanted.

Mr. Moultrie stated that it should be left in.

Mr. Sarno made a motion to approve the decision on Whispering Pines with revisions as discussed this evening. Second by Evangelista. All in favor 5-0.

Raymond's Creek

Mr. Speicher stated that on Raymond's Creek they have to add the landscaping changes.

Mr. Evangelista asked about time 6 months or 12 months.

Mr. Speicher stated changed to 12 months.

Mr. Moultrie asked if they have included all changes.

Mr. Speicher stated that he made all changes and sent to the Board a copy.

Mr. Moultrie asked if the funds for road improvements to Warren Street have been added to the decision.

Mr. Speicher stated that they have been added.

Mr. Kostura asked about the Affordable Housing and stated that in the decision it states for 5 years they would pursue. He asked that it be for perpetuity.

Mr. Speicher stated that they can not legally have for perpetuity but could have for 30 years.

Board stated to add in decision for 30 years.

Mr. Graham stated that he had an issue with open space and explained.

Mr. Speicher stated that board wanted this in the decision.

Mr. Graham stated that the issue would be in the condo doc.

Mr. Kostura stated that on the Raymond's Creek decision open space should be marked to keep as open space. He asked if there is anything they can add to restrict use so that they can not add a recreation room or an addition to the open space.

Mr. Speicher stated that they could add that no structures could be built and a restriction on building on open space.

Mr. Kostura stated that open space should remain as open space.

Mr. Evangelista explained about that they were told that housing for age 55 and older could not be used as affordable housing but that he was told by DHCD that there is not any restriction. He stated that this way they would not have to build a duplex.

Mr. Speicher stated that they would prefer to build the duplex.

Mr. Evangelista stated that they would have to show on deed. He stated that Mr. Ben Johnson at DHCD takes care of housing and that they should talk with him.

Mr. Kostura stated that on page 7-g where it talks about the fee for applying for affordable housing they should pay the fee whatever it is and not as stated \$50.00.

Mr. Evangelista gave Mr. Longo a form to fill out for the Affordable Housing.

Mr. Cashell stated that they should have each page numbered and all blanks filled in.

Mr. Sarno stated that the document should be done in house.

Mr. Cashell stated that the board could do this.

Mr. Sarno asked when is the decision date.

Ms. Pantano stated August 23, 2002 is the date the decision was extended until.

Mr. Graham stated that there are letters in packet from abutters.

Mr. Moultrie stated Mr. Longo has stated that he would work with the abutters.

Mr. Sarno made a motion to approve the decision on Raymond's Creek with revisions as discussed this evening. Second by Evangelista. All in favor 5-0.

Millennium/Subdivision Inspector

Mr. Moultrie brought Mr. Hopkins and Mr. Sarno up to date as to what was discussed with Millennium earlier. He asked that they reconsider the vote, as he can not continue doing the inspections.

Mr. Sarno stated that \$75.00 an hour is high and asked if this is a typical charge.

Mr. McGrath stated that they could go to \$65.00 an hour.

Mr. Sarno made a motion to appoint Millennium Engineering as Subdivision Inspector for the Planning Board at \$65.00 an hour. Second by Mr. Evangelista. 4-1 Mr. Kostura-no

Mr. McGrath stated that they could start week of Monday August 19, 2002 and he asked for 48 hours notice from developers if possible.

Mr. Moultrie stated that he would meet with them to update on projects under way.

Deer Run

Mr. Maglio updated the board on changes made to covenant and he explained changes.

Mr. Moultrie asked if all changes the Board requested have been made.

Mr. Maglio stated that they have all been made.

Mr. Sarno made a motion to endorse the plans on Deer Run. Second by Mr. Kostura. All in favor 5-0.

Board signed plans.

Form A-Tidd/Pine Plain Road

Mr. Tidd stated that he made changes on the Form A as he discussed with the Board previously.

Mr. Moultrie stated that he is severing this lot from the other lot.

Mr. Tidd stated that he has a buyer for the one lot with the home and that he is keeping the remaining lot for himself.

Mr. Hopkins made a motion to approve the Form A. Second by Mr. Evangelista. All in favor 5-0.

Public Hearing Georgetown Shopping Center SPA

Mr. Moultrie explained the process for the meeting. He stated that the applicant would present the plan then the Board would ask questions and Mr. Graham and then the audience.

Mitch Kroner attorney for the applicant Mr. Richard Lappen stated whom was present at the meeting. Property Manager Linda Meiggs, and three attorneys Carl King, Jeffrey Musman, and himself. Engineer Marty Halleran, Architect David Jaquith, Larry of Seekamp Environmental Consulting.

Mr. Kroner stated that they have prepared a report responding to Mr. Graham's report and stated that they agree with 90 percent of his report. He stated that they would go before the ZBA and make sure they are in agreement with plan. He stated that there is an issue of two buildings on a lot and they're being in the Water Resource District. He stated that their architectural plans should be sufficient to meet the requirements of the board. He stated that this plan would benefit the town in terms of water management at the site.

Mr. David Jaquith Architect on the plan gave a landscape plan to the board. He stated that they did the upgrade of Crosby's in Hamilton. He stated that they are proposing a new building beside the bank and renovating the façade of the Crosby's strip. He stated that this would make a better place for the tenants shoppers and look of the downtown. He showed the landscaping of the parking lot. He stated that the stores sit down from the street and need a better view. He showed a diagram of the building, new sign, façade. He stated that they are looking at a colonial look and Crosby's would look as if there is a second floor but only façade. He stated that they would keep the current overhang. He stated that the second building would have the same theme. He stated that the new building would be twice as large as the bank and they would be careful not to screen the current gas station. He showed pictures of the Hamilton site and explained what they did there.

Mr. Moultrie asked what is shown on the plan against the bottom of the building.

Mr. Jaquith stated that there is brick shown against the bottom of the building.

Mr. Hopkins asked what materials would they use.

Mr. Jaquith stated that they would use vinyl siding and fiberglass columns in neutral tones.

Mr. Hopkins asked if all would all be same color and material.

Mr. Jaquith stated that they all would be a neutral color but some may have small variations in color.

Mr. Evangelista stated that they must go before the ZBA for two buildings on one lot.

Mr. Halleran stated that the two buildings would be for the bank and the new building as the store is on a separate lot.

Mr. Evangelista asked how the new building would face.

Mr. Jaquith stated that they plan to face the building into the parking lot.

Mr. Evangelista stated handicap parking should change if the building faces the parking from what is shown on the plan.

Mr. Sarno asked what type of tenants would they be looking for.

Mr. Lappen stated that they would be looking for a retail tenant.

Mr. Sarno asked if it would be multiple units.

Mr. Lappen stated one or more.

Mr. Sarno asked about parking and if there would be enough for an additional building.

Mr. Graham stated that parking goes by the use. He looked up in bylaw the rule on parking.

Mr. Sarno asked if they could use the rear of the building if needed for employees. He stated that they are not the enforcement officers for signage and the signage on another plan was not done as the board requested and he would like to address this issue.

Mr. Cashell stated that this is a significant project for the town and a great opportunity to be sure it is not done in a cookie cutter manner. He stated that for enhancement they could vary the colors and bring uniqueness to the town. He stated that this is one of the first areas people see as they enter town and they have an opportunity to add something unique.

Mr. Halleran of Atlantic Engineering showed the existing property with pavement and wetlands etc. and he showed the plan now showing more green space. He stated that they plan an infiltrating roof that would help drainage. He stated that they are keeping two openings to the parking area at 32ft to 30ft for trucks. He stated that they would have a level spreader to spread out water. He showed drain lines and catch basins and a Stormceptors that would be a vast improvement to what there is there now. He stated that they propose a gable roof with a drain leader on the building with an infiltrator. He stated that they did not plan on doing anything in the rear but after reading Mr. Graham's report they would look at the issues he raises.

Mr. Moultrie asked about snow and ice storage.

Mr. Halleran showed two areas.

Mr. Moultrie stated that storage could not be on the street side as it goes into the sidewalk and harms trees.

Mr. Halleran stated that there is room in the center of the parking area and that he would look into this.

Mr. Moultrie stated that the abutter has concerns of water discharging to his property.

Mr. Halleran stated that they are building the drainage as to not impact Mr. Rauseo's property.

Mr. Evangelista asked that the look into the perforated drain leader. He stated that PVC was used at Dunkin Donuts and is already broken.

Mr. Halleran stated that he would look into this.

Mr. Graham stated that they could be put close to the building or in the columns.

Mr. Kostura asked about catch basins.

Mr. Graham stated that they have enough.

Mr. Kostura stated that with Cuffee Doles they used a different type of drainage. He asked if that would work here.

Mr. Graham stated this is improvement to what they now have.

Mr. Kostura asked if this would improve the Library street flooding.
Mr. Kostura asked about the infiltration and how involved.

Mr. Graham stated that they must to test pits.

Mr. Graham stated that there is nothing happening in the rear of the building and this should be addressed and cleaned up. He stated that it needs to be thought out more thoroughly and they need to also look at the drainage back there. He stated that it would improve operation if they had an opening on the other side of the building for fire trucks, delivery, etc. He stated that it is difficult for truck maneuvering and he does not know the history of why was built this way. He stated that he attached a copy of a change for the drive-thru for the bank and this would keeps parking within limits required. He stated that the drainage is a huge improvement. He stated that what they propose would dramatically change the building.

Mr. Kostura stated that he feels they can do better with the plan.

Mr. Halleran stated that they would look into maximizing drainage.

Mr. Rauseo stated that it is a good point on trucks being able to go around the building. He stated that he has been on the Fire Dept. and can see that in a fire the truck would not be able to get out.

Mr. Halleran stated that they would look into this and that they do have some room to do this.

Mr. Kostura stated that the ConsCom would be asking them to do any repairs of the septic outside of the Water Resource Area.

Mr. Steve DeSisto trustee of BP stated that he feels this is a marvelous improvement to the site.

Mr. Crosby stated that he is in favor of the improvement and has addressed their concerns.

Mr. Sarno asked if an in house traffic study should be done.

Mr. Halleran stated that they are asking for a waiver for this.

Mr. Sarno stated that the traffic study should be addressed as they are increasing traffic. He stated that they do not need in depth study. He asked about date of submission and if an extension is needed.

Mr. Lappen stated that he plans to revise the plan and work with the board.

Discussion on extension date

Mr. Lappen requested an extension to October 30, 2002.

Mr. Sarno made a motion for extension on the Georgetown Shopping Center SPA to October 30, 2002. Second by Mr. Kostura. All in favor 5-0.

Mr. Sarno made a motion to continue the Public Hearing to October 9, 2002 at 9pm. Second by Mr. Evangelista. All in favor 5-0.

Superior Steel/Martel Way-SPA

Mr. Moultrie opened the Public Hearing. No abutters were present.

Jim Comeau of Hancock Engineering explained the plan to the Board. He stated that the lot was mostly wetlands on 2 acres. He stated that they have already gone before the ZBA and was given a variance and also a Special Permit for Water Resource Area was granted. He stated that this would be a limited warehouse with 3 employees with a maximum of 6 employees. He stated that the site would serve as a spill over for storage of supplies. He stated that there would be no hazardous waste stored on site. He stated that there would be two administrative employees. He stated that they propose 10 parking spaces and would have a driveway around the side to the back with a door that they could drive through. He stated that they would have one handicap-parking place. He stated that they have not obtained a septic permit. He stated that they would use town water, have a gas feed and underground electricity and telephone. He stated that if they develop the lot this would be the least intrusive use of the lot. He stated that they would have very limited traffic. He explained the drainage. He stated that he would go before the ConsCom tomorrow.

Mr. Moultrie stated that he sees significant environmental problems.

Mr. Graham stated that he recommends a Fire Lane around the building. He stated that before the Planning Board makes a decision they should get over there hurtles with other boards. He stated that they could talk with CAI and that they have a drive along side this lot and they could get a side yard relief and move the building closer to the lot line. He stated that the property line has to accurately nailed down. He stated that they should have Stormcepters not infiltrators.

Mr. Comeau stated that they have done soil testing but did not add to plan.

Mr. Graham stated that he is interested in the groundwater level. He stated that there are slopes 2 to 1 and would suggest riprap around the site. He stated that they should have input from the ConsCom.

Mr. Comeau stated that the ConsCom has unwritten rules. He stated that the ConsCom bylaw does not have a written bylaw on setbacks.

Mr. Graham asked about the leach field.

Mr. Comeau stated that leach field is out of 100ft buffer.

Mr. Cashell stated that this is a maxed out building site.

Mr. Kostura asked if this would be a steel structure.

Mr. Comeau stated that it would be a steel structure but he was not sure of the roof.

Mr. Evangelista stated that the landscaping is not shown on the plan. He stated that the steel building could have a façade in front of brick to keep value of area and he would like to see this. He stated other buildings in this area have the façade.

Mr. Comeau asked if they are asking for a façade.

Mr. Moultrie stated that board is looking for a façade.

Mr. Cashell stated that they have to plan access all around building with snow storage. He stated that he has not seen the area.

Mr. Sarno stated that it is a light industrial area that goes through a residential area.

Mr. Cashell explained a similar project in Woburn and suggested that they should take façade into account, as residents would see the building.

Mr. Comeau stated that they would be doing landscaping and would talk with his client concerning the façade.

Mr. Cashell stated any visual from the roadway should be aesthetically pleasing.

Mr. Comeau requested an extension to November 20, 2002

Mr. Sarno made a motion grant an extension to Superior Steel SPA to November 20, 2002. Second by Mr. Evangelista. All in favor 5-0.

Mr. Sarno made a motion to continue the Public Hearing until October 23, 2002. Second by Mr. Hopkins. All in favor 5-0.

Site Walk-Jewett Street-Nixon

Mr. Sarno abstained from decision.

Mr. Sarno asked that board members go out to site and look at the site.

Discussion on site walk

Board stated that they want to set up site walk during the Public Hearing so that abutters would be able to attend.

Vouchers

U. S. Postmaster-----postage meter-----\$150.00

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

Payroll

Janet Pantano-----\$259.35

John Cashell-----\$480.77

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

Technical review

H. L. Graham

- Chaplin Hills-----\$173.75
- Planning Board General-----480.00
- Pillsbury Pond-----1,400.00
- Littles Hill-----373.75
- Whispering Pines-----1,185.00
- Georgetown Savings Bank-----133.75
- 201 Central Street-----187.50
- Cuffee Dole's-----120.00
- Nelson Street-----900.00
- Emma Harris Way-----788.75
- Acorn Way-----2,465.00
- Pine Plain Road-----507.50

Mr. Sarno made a motion to pay. Second by Mr. Hopkins. All in favor 5-0.

Executive Session-Littles Hill

Mr. Hopkins made a motion to go into Executive Session to discuss litigation on Little's Hill. Second by Mr. Kostura.

Roll call

Mr. Sarno-yes

Mr. Hopkins-yes

Mr. Evangelista-abstained

Mr. Gerraughty-yes

Mr. Moultrie-yes

Board came out of executive session.

Little's Hill

Mr. Evangelista abstained from discussion.

Mr. Craig Spear asked the board to approve a change to the road on Hillside Drive.

Mr. Graham stated that they could approve a change subject to a technical review and review in field. He stated that this does not require a lot of review.

Mr. Cashell stated that this is an approved plan and they are asking to make a change in the right of way.

Mr. Sarno made motion to approve the widening of the road on Hillside Drive at Station 6+00 to Station 11+00 12' ± widening along right side subject to technical review. Second by Kostura. All in favor 4-0.

Board Business

Mr. Moultrie stated that the Board has to set time aside to talk about the Master Plan.

He stated that the Pillsbury Pond offsite improvements are done and the wall is up and the neighbors are happy.

CAI Certificate of Occupancy

Mr. Graham stated that they require certification by him and he gave a report to the board.

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

Meeting adjourned at 11:05PM

Minutes transcribed by J. Pantano.

Minutes accepted as written September 11, 2002.