

**MEETING  
GEORGETOWN PLANNING BOARD  
Memorial Town Hall  
Basement Meeting Room  
September 11, 2002  
7:30PM**

**Present:** Jack Moultrie, 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:** Christopher Hopkins, Vice-Chairman

Meeting called to order 7:30pm.

**Minutes**

Mr. Evangelista made a motion to accept the minutes of June 26, 2002 as amended. Second by Mr. Sarno. Mr. Kostura abstained. 3-0

Mr. Evangelista made a motion to accept the Executive Session minutes of June 26, 2002. Second by Mr. Sarno. Mr. Kostura abstained. 3-0

Mr. Evangelista made a motion to accept the minutes of July 17, 2002 as amended. Second by Mr. Kostura. All in favor 4-0.

Mr. Kostura made a motion to accept the minutes of August 14, 2002 as written. Second by Mr. Sarno. All in favor 4-0.

Mr. Kostura made a motion to accept the Executive Session minutes of August 14, 2002 as amended. Second by Mr. Sarno. All in favor 4-0.

**Pillsbury Pond Bond Reduction & Lot Releases**

Mr. Moultrie stated that he has not had a chance to go out to Pillsbury Pond and inspect for Bond Reduction.

Mr. Evangelista stated that they should review at the next meeting, as the site has not been inspected.

Mr. Graham explained what he inspected.

Mr. Sarno stated that where they have a tripartite agreement they could release some lots and wait to reduce the bond.

Mr. Rhuda stated lot releases are separate and that the pavement is down in front of lots and that he does not have a problem with waiting on the bond release.

Mr. Moultrie stated he wants to meet with Mr. Masterson to discuss work done.

Mr. Sarno asked what is the bond set at and what are they asking to reduce to.

Mr. Graham stated that the Bond is set at \$1,057,000 and they are asking to reduce to \$729,000.

Mr. Sarno stated lots could be released and funds held until an inspection is done.

Mr. Rhuda stated that the bond set at \$1,057,000 and if they release the lots they would still be holding the funds and has the binder coat down on the road.

Mr. Sarno made a motion to release lots 30, 32, 33A, 33, 35, 36, 37, 39 & 41 on Pillsbury Lane and Lots 1-7 on Bernay Way. Second by Mr. Evangelista. All in favor 4-0.

**ANR Plans:  
National Ave/Town of Georgetown**

Mr. Moultrie explained the plan to the Board.

Mr. Kostura asked where this was located.

Mr. Moultrie explained and showed the board on the plan the location. He stated that they are paying \$10,000 for one acre. He stated that they wanted \$80,000 for the whole lot.

Mr. Evangelista made a motion to endorse the ANR plan on National Ave for the Access road. Second by Mr. Sarno. All in favor 4-0.

Mr. Moultrie stated copies would have to be made of the plans.

Mr. Graham stated that he could make copies of the plan for him.

**Tenney Street-Rob Nixon**

Mr. Cashell stated Mr. Nixon is here to explain the plan and he explained what he was doing.

Mr. Nixon stated that the plan on the top is what the board approved previously and on the bottom in red are the changes he would like to make.

Board looked over the plan.

Mr. Moultrie stated that they are separating two driveways with a road.

Mr. Nixon showed frontage to Mr. Evangelista.

Mr. Evangelista stated frontage only a sliver and was this ok.

Mr. Graham measured and stated that he had 120ft frontage and has to have a 30ft setback.

Mr. Sarno asked if he could vote, as he is an abutter.

Board stated that he could on an ANR plan.

Mr. Evangelista made a motion to endorse the 3a - 4a Tenney Street ANR plan. Second by Mr. Sarno. All in favor 4-0.

### **Littles Hill-Definitive Subdivision Plans-Minor Modification**

Board looked over report from Larry Graham.

Mr. Moultrie passed over, as no one was present to represent Littles Hill.

### **Public Hearings: Emma Harris Way**

Mr. Moultrie asked if Mr. Talacko had a copy of Mr. Graham's report.

Mr. Talacko from Hancock Engineering stated that he had received a copy.

Mr. Graham stated that he had a problem with the industrial zone to the east not included in lots. He stated that their initial plan with the cul-de-sac at 1,000ft gave a right of way to the Morehouse property. He stated that it was not his intention to have this taken away, but this plan does not have that right of way shown on it. He stated that if they could have the right of way he would recommend it so that they do not have the same problem with road lengths if there were building on the Morehouse property. He stated that the shape of the lots meet minimum requirements but he is not sure if lots 2, 4, 5 and 11 meet those requirements. He stated that he would request that the Building Inspector review the lots before approval, as he is the Zoning Enforcement Officer.

Mr. Moultrie asked what waivers are they requesting.

Mr. Graham stated that only one waiver on this plan.

Mr. Talacko stating that they would only be requesting a waiver on slope granite curbs for this plan.

Mr. Sarno asked about the industrial land going to the town.

Mr. Talacko stated that the board asked them to come back with a plan that meets the regulations. He stated that he met with Mr. Brett, the Building Inspector and stated that he did not say that these lots comply but did not say that they did not. He stated that the remaining land they would keep and wait to see what happens in the future. He stated that the connection to the Morehouse property he wanted to do but as the board would not allow the longer road then they can not do this now. He showed the previous plan to the board and stated that he feels this is a better plan and that they would give an easement to the Morehouse's and the Industrial land to the Town of Georgetown if they where allowed to build that plan. He explained his reasoning and view on this subdivision.

Mr. Sarno stated that Mr. Talacko has shown the board two extremes. He stated that both plans are not the prettiest in the world and that this new plan is the extreme the other way. He stated that they might have to waive the length of road but not to the extent that they are asking for. He stated that this looks like a PUD property and that they may get more lots under a PUD. He stated that the land around the subdivision being left in the unknown does not make him comfortable.

Mr. Talacko stated that he has defined the land and most is wetland and land south of plan is upland. He stated that they would give to the Town of Georgetown.

Mr. Moultrie asked how many acres this parcel is.

Mr. Talacko stated approximately 15 acres.

Mr. Talacko stated that they have 33 acres of land and without wetlands they could put in 15 lots. He stated 40,000ft of upland on all lots.

Mr. Evangelista stated that looking at this new plan does not like 800ft road.

Mr. Talacko stated that the developer is helping the landowner to make money for a retirement investment.

Mr. Evangelista stated that does not like how the plan is set up.

Mr. Kostura stated that he is against the 800ft road. He stated that this plan is like a threat to the board to go with the other plan. He suggested that they look at a PUD.

Mr. Moultrie stated that he agrees with board and that they may get more lots with PUD and not disturb as much land.

Mr. Talacko stated that he would need a special permit for a PUD.

Mr. Sarno explained Planned Unit Development.

Mr. Talacko stated that he does not feel PUD would give them more lots and open space. He explained that he could only get 10 lots on a proof plan so that is all he could get on a PUD.

Mr. Cashell stated that he has proved that he can build 10 lots as a proof plan.

Mr. Sarno stated that this could go as a proof plan as long as Mr. Brett states that he would allow lots that Mr. Graham questioned. He stated that they would also have less pavement with a PUD.

Mr. Talacko stated that he has to get as many lots as he can. He stated that a PUD does not give them another 5 lots.

Mr. Moultrie stated need to talk with the Building Inspector.

Mr. Cashell explained that this plan has a lot of dead space and land that they do not know what people would do with. He stated that this land could be used as open space for the landowners.

Mr. Talacko asked if the Board would review the lots with the Building Inspector.

Mr. Moultrie stated Mr. Talacko would have to get a letter from the Building Inspector.

James Lynch 6 Fazio Farm Road stated that the problems with the lots are self-induced. He stated that if they proposed a shorter road and less lots the subdivision would work.

Bob Morehouse 57 Jewett St stated that he is not interested in the right of way and that he hopes the town would acquire his land someday. He stated that the land in the rear could be obtained for ball fields. He stated that a utility easement should be allowed to his property and that this would be in good planning. He stated he does not need the right of way and that he does not plan on developing his property now.

Mr. Graham stated that they should put add a utilities easement to the plan and that he and Mr. Talacko could work on this.

Mr. Cashell stated that in a subdivision like this the homeowners do not like seeing a roadway go from one subdivision to another especially at a later date. He stated that this often causes a battle.

Mr. Graham stated that it makes good sense to have the right of way but if they go with a PUD then the road would be a private road and if Morehouse's is a town road they would not be able to connect.

Mr. Kostura stated a utility only is what he feels they should allow and that Mr. Morehouse would not need the right of way as he has enough frontage.

Mr. Sarno stated that he would be against the right of way and utilities only. He stated that he would hope this land never has a subdivision on it.

Mr. Cashell stated that this would be a superior development if a PUD then if developed as plan presented and the plan would have more green area.

Mr. Kostura stated that the ConsCom has not approved the wetlands.

Mr. Talacko stated that wetlands have been flagged.

Mr. Lynch asked what a PUD is.

Mr. Sarno stated that a Planned Unit Development is smaller lots with open space. He stated that this is what they call Cluster lots.

Mr. Talacko stated that under the PUD the road would be a private road and could the road be smaller.

Board stated that the road would have to be built to subdivision standards.

Mr. Talacko stated that he has never done a PUD and could they have country drainage etc.

Mr. Moultrie stated he would have to present a plan to the board.

Mr. Morehouse stated that his concept of a Georgetown PUD is just a smaller lot with open space. He stated that when he was on the board they wanted to have cluster developments and the downtown on the Master Plan.

Mr. Moultrie stated that he plans on working with the Master Plan Committee.

Mr. Sarno stated that if Mr. Talacko gets information from Mr. Brett on the lots in question and gets this information to the Planner then he could proceed with the PUD plan.

Mr. Talacko stated that he needs a letter from Mr. Brett then he can proceed with a PUD plan.

Mr. Talacko requested an extension to November 15, 2002 for Emma Harris Way.

Mr. Sarno made a motion grant an extension for Emma Harris Way to November 15, 2002. Second by Mr. Kostura. All in favor 4-0.

Mr. Sarno made a motion to extend the Public Hearing for Emma Harris Way to October 23, 2002 at 9:00pm. Second by Mr. Kostura. All in favor 4-0.

### **Acorn Way**

Mr. Sarno abstained from the Public Hearing, as he is an abutter.

Mr. Graham stated that this is not a usual report as they have requested a lot of waivers. He stated that if the board does not approve the waivers then the plan would change and the review would also. He stated that he would go over the waivers requested.

- He stated that he does not recommend the waiver on the grade at intersections.
- He stated that he does not recommend the waiver for length of cul-de-sac.
- He stated that he does not recommend reduction of pavement width, also does not recommend deletion of sidewalk and does not support the curb waiver.
- He stated that he does support request for relief of some stormwater requirements.
- He stated that he does support waiver on drainage pipe.

He stated that the site easements at the intersection are okay and that warning signs would be placed in appropriate areas. He stated that he asks for more information on the detention basin and that there is a large issue with the lack of appropriate stormwater retention and water would flow to the driveway across Tenney St. He proposed an overflow and explained. He stated that his report is negative on the waivers but stated that the plans were easy to review and were well put together.

Mr. Moultrie stated that the issue of waivers has to be addressed.

Thad Berry of Cyprus Engineering stated that he had two drawings one showing what they propose and a plan showing what is present now. He stated that the ConsCom has flagged the wetlands. He stated that there is an old road and the

land has been disrupted. He stated that they have done a lot of soil testing. He stated that they have looked at alternatives and showed a road going through with more lots but backed off the requirement to meet town standards and this plan would have a large impact on the area. He stated that they looked at a court and would have less impact with same lots and no waivers but the plan they are showing would have less impact with the longer road. He stated that drainage was looked at. He stated that there are four ponds shown on the plan and showed them to the board and explained. He stated that he did meet with Mr. Graham on site to discuss overflow.

Mr. Moultrie asked if there was a brook where he is showing overflow. He stated that there are ledge and gas lines under the park shown on plan.

Mr. Berry stated that the detentions have been designed for 100-year storm. He explained the rate of infiltration.

Mr. Moultrie stated that the area that he shows the flow going towards is someone's driveway. He asked if these ponds freeze what would happen to the water.

Mr. Berry stated that is Mr. Grahams issue. He explained that the ponds have been over built. He stated that they have looked at the best way to handle the drainage to have the least impact. He stated that if they decrease the pavement and decrease clearing there would be less impact. He showed a plan of tree clearing.

Mr. Moultrie asked if they are proposing that the Town accept this roadway.

Mr. Berry stated yes. He showed a plan of a detention basin and explained the type and how they would address water quality. He explained the basins and how they hold water for 12 to 24 hours. He explained that they have a plan with a thousand-foot road with 26ft pavement and a sidewalk and why they went with the plan without these. He stated that he could work with Mr. Graham on drainage issues.

Mr. Moultrie asked if he had a complete submittal. He stated that this was the only time that Mr. Graham has commented on plans in a favorable way.

Mr. Kostura stated that this land is subject to flooding and he would like to see them maintain the water on the lots. He stated that every year they get flooding and he stated others downstream would get flooded if the drainage were not adequate.

Discussion on overflow plan.



Mr. Kostura stated that it is nice for them to over design the drainage for the homeowners and for others downstream of them. He asked to see the cul-de-sac plan.

Board asked to look at all plans.

Mr. Kostura asked if they move things around and straighten the road would they lose one lot.

Mr. Berry stated that with a Court and a straight road they would have 10-lots and with the cul-de-sac they have 9-lots.

Mr. Evangelista asked if the red line was the 100-ft buffer. He stated that they would have to file with the ConsCom to build inside the buffer.

Mr. Berry stated that they have already filed with the ConsCom.

Mr. Evangelista asked if they take out the curve as Mr. Kostura said then they lose a lot or two. He stated that if they straighten out the road and bring down to 800ft it would be better. He asked about the detention ponds depth and wet bottom or not.

Mr. Berry stated that the ponds would be 4 ft and 6ft deep for larger basins and wet bottom.

Mr. Evangelista stated that with a wet bottom there is a concern of mosquito infestation.

Mr. Berry stated that it would be 13 to 24 hours to empty a full pond to an empty pond and that their test was very conservative.

Mr. Evangelista asked about Parcel C that was owned by Mr. Nixon when he built Hawk Way.

Mr. Nixon stated that this was for the overflow from Hawk Way. He stated that it is a 50ft strip for Tenney St and they abut and it is wetlands and it is just a buffer.

Mr. Graham asked if they could do a Form A onto Jewett St with this lot.

Mr. Berry stated that they could not.

Mr. Moultrie stated that for the road that goes through they would have to have a lot of fill to exit onto Jewett St.

Mr. Berry stated that they have looked at this and would have walls and showed on plan. He stated that one would be 7ft.

Mr. Moultrie stated that he does not want to see the trees cut for the straight road but likes the two entrances.

Mr. Graham stated that he does not like the 800ft or the Court plan. He stated that with ten homes is there a need of two points of access and to go through treed area is not needed and there is no advantage. He stated that there is the regulation of 800ft and if there is not a reason to allow longer then he did not know why they would allow the waiver.

Mr. Cashell asked if they have done pre and post drainage.

Mr. Berry stated that they have done this.

Mr. Cashell stated that to reduce pavement for drainage they could justify. He stated that the developer just wants to get the most lots on lot that he can. He stated that they could build a Court.

Mr. Kostura stated that a PUD may be a better use and they can get 10 lots.

Mr. Gerraughty stated that this plan is different from Emma Harris in that he can do other plans.

Mr. Cashell stated that PUD's have gotten a bad rap in the past. He stated that this board is open to this process and it is a better way with less impact on land and they get the same lots and it does not reduce home size or price.

Mr. Moultrie asked if they have enough open space.

Mr. Nixon stated that they have 22 acres of land.

Mr. Cashell stated that the board is open to this concept.

Mr. Berry stated that he did look at this site with a cluster and that the site has good soil topography. He stated that with a PUD they would meet the minimum requirements and may not meet all requirements but would give best lots and less impact.

Mr. Evangelista stated that he would like to see this.

Mr. Graham asked what does he feel would not conform to a PUD.

Mr. Berry stated 20,000sq-ft lot is all someone would want to maintain. He stated that he does not know if they could get the frontage.

Mr. Graham stated they feel frontage may be an issue.

Mr. Moultrie stated that he would not have a problem of a waiver for frontage if it would better serve the lot.

Mr. Cashell stated that for the frontage they do not have to maintain as much frontage to get to a lot important to reduce impact.

Mr. Kostura stated MVPC has proposed a cluster type development.

Peter Sarno 144 Tenney Street stated that the PUD is a good idea and he would encourage the Board to go out to the site for a visit. He stated that drainage and esthetics is favorable to keep as many trees as they can. He stated that they can prove that they can get 10 homes on the lot and they do not need two means of egress. He stated that with the existing drainage issues they may be able to do an off site improvement under the Special Permit.

Mr. Moultrie stated that he is familiar with the area and the drainage problems.

Mr. Evangelista stated that he liked that he showed them other options of what they could do and he wished more engineers would do this.

Mr. Moultrie stated they could meet with Mr. Graham on the PUD.

Mr. Kostura asked if they would be eliminating the sidewalk and reducing pavement.

Mr. Berry stated that they would be.

Attorney for applicant asked if the Board would do a site walk and if they do go with a PUD could they file and discuss this as a proof plan.

Mr. Sarno stated Mr. Gerraughty should be part of the process as he would be a voting member of the Planning Board for a PUD.

Mr. Cashell stated that he went to the site and saw a subdivision that Mr. Nixon Built. He stated that the property was nice and was shown another property Herrick Way that was clear cut and not as nice.

Mr. Kostura made a motion for a Site Walk for Acorn Way on Saturday September 21, 2002 at 8am. Second by Mr. Evangelista. All in favor 3-0.

Board requested to post as public meeting for the site walk on September 21, 2002 at 8am.

Mr. Berry stated that he would come in at the next meeting with a PUD design.

Mr. Nixon requested an extension for Acorn Way to November 15, 2002.

Mr. Kostura made a motion to grant an extension for Acorn Way to November 15, 2002. Second by Evangelista. All in favor 3-0.

Mr. Kostura made a motion to continue the Public Hearing on Acorn Way to October 23, 2002 at 9:30pm. Second by Mr. Evangelista. All in favor 3-0.

## **Board Business**

### **Master Plan**

Mr. Moultrie asked what they have to do to get this going.

Mr. Cashell stated that he is trying to find out where the town is on this issue and on the Community Preservation and 418. He stated that they are due to have recertification of the 418 on affordable housing. He stated that this would be done through the Town Administrator. He stated that most towns including Georgetown did a build out analysis and a community development plan and they need to do a visioning session on a Saturday or at night with a facilitator that comes in and writes down all the issues of the town. He stated that they write everything that is said or issues raised down and then a report is written. He stated that then a Community Development plan is done. He stated that they would pay from the \$30,000 from the State. He stated that it would be about \$5,000 for facilitator and the MVPC could help with the Community Development plan. He recommends that these be done. He stated that if they have time constraints then they could hire a consultant.

Mr. Evangelista stated MVPC has the \$30,000 from the State.

Mr. Cashell stated that if the town is in the process of a Master Plan then Georgetown should continue developing a Community Development plan also. He stated that if a Community Development plan were in place other grants would be available. He asked when the last Master plan was done.

Mr. Moultrie stated the last Master plan was done in 1963. He stated that other parts have been done but never finished.

Mr. Evangelista asked that they would receive more funds if they do the Community Development Plan.

Mr. Cashell stated that a lot of towns are doing this now.

Mr. Kostura stated that the Town Administrator is working on this should but that it should be from this board.

Mr. Cashell stated that there is a housing issue between Newburyport and Georgetown and they are teaming up with other communities to gain more points.

Mr. Moultrie stated that he has a concern if the Town Administrator is working separately on this issue. He stated that the board would want to work together on this.

Mr. Cashell stated that the Town Administrator sought him out for his help with this.

Mr. Moultrie stated that that is good but that it should come through this board.

Mr. Cashell stated that they updated their Master Plan in Woburn in house and it can be done. He stated that we could achieve a lot in house. He stated that Georgetown is well over due to do a Master Plan and that most updates were done in the 1980's.

Mr. Evangelista stated that the State has extended the deadline to use the funds until spring.

Mr. Moultrie stated that they should have the Master Plan and Community Preservation Committee to a meeting.

Mr. Cashell stated that they are one of a few Community's to have the Community Preservation Act pass but that they have to move fast as there are a lot of funds available now and may not be as easy to receive later.

Mr. Moultrie asked if they should have an off meeting night to hold a meeting on this.

Board stated yes and Mr. Cashell to set up meeting with other boards.

Mr. Kostura explained that the CPA would have \$1,000,000 in three years. He stated that Mr. Morehouse has proposed the Town buying Emma Harris before they build. He stated that the funds couldn't be spent on schools or fields or a stadium.

### **Littles Hill**

Mr. Cashell stated that he put this on the agenda so that the board could see that the Spears brought in the plan and that they are waiting for the appeal period to elapse.

Discussion on plan and what was done

Mr. Cashell stated that what they achieved was 26ft of pavement and the road was extended.

Mr. Graham stated that the right of way has been reduced.

Mr. Kostura stated that they did not reduce the right of way only widen the road.

### **MVPC-Dinner**

Mr. Cashell stated that the dinner is the same night as their meeting.

### **Street Acceptances**

Board stated that they would wait until spring to work on street acceptances.

### **Discussion on update to Novell**

Mr. Sarno stated that they should have someone come in and get the office on the network.

Mr. Moultrie stated that they should set an amount not to exceed to have the work done.

Board stated not to exceed \$400.00 to have the network connected to the Planning Board computers.

### **Correspondence**

Mr. Cashell stated that they received information on some courses on ANR Plans and 40-B's if anyone wanted to go.

### **Vouchers**

#### **H. L. Graham-Technical Review**

- Georgetown Shopping Center-----\$2,042.50
- Georgetown Sand & Gravel North Street-----293.75
- Pine Plain Road-Tidd-----120.00
- Pillsbury Pond-----2,575.00
- Whispering Pines/Raymond's Creek-----1,355.00
- Cuffee Dole's-----240.00
- 201 Central Street-----333.75
- Deer Run-----80.00
- Nelson Street-ISH-----715.00
- Georgetown Savings Bank-----133.75

#### **Town of Georgetown-Inspections**

- Littles Hill-----100.00
- Crescent Meadow-----50.00
- Pillsbury Pond-----400.00

Kopelman & Paige

- Crescent Meadow-----25.00
- Raymond's Creek-----337.50

Payroll

- John Cashell-----957.85
- Janet Pantano-----312.55

Mr. Kostura made a motion to pay. Second by Mr. Evangelista. All in favor 4-0.

**Board Business**

Mr. Moultrie asked about Cuffee Dole's and the Savings Bank.

Mr. Graham stated that Mr. Archer is doing a good job and has re-paved the parking lot.

Mr. Sarno asked Mr. Cashell to look at the decision on SPA for Cuffee Dole's to be sure all is done that should be.

Mr. Sarno stated that the Bank has offered the existing bank to the Schools if they can give them the seed money to move it. He stated that they maybe move to move it to Perley School property.

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

Meeting adjourned at 11:30pm.

Minutes transcribed by J. Pantano.

Minutes accepted as amended September 25, 2002.