

**MEETING  
GEORGETOWN PLANNING BOARD  
Memorial Town Hall  
Basement Meeting Room  
September 25, 2002  
7:30PM**

**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 7:30PM.**

**Minutes**

Mr. Evangelista made a motion to accept the minutes of September 11, 2002 as amended. Second by Mr. Sarno. All in favor 4-0. Mr. Hopkins abstained.

**Discussion  
Littles Hill**

Mr. Spear asked for release of 7-lots adjacent to the road that has been paved including lot-31.

Mr. Moultrie stated that he did do the inspections on the site and was okay with work done.

Mr. Sarno made a motion to release 8 lots in the Littles Hill Subdivision (Lot 22, 23, 24, 25, 26, 27, 28, 31). Second by Mr. Kostura. All in favor 5-0.

Mr. Spear asked if Mr. Graham would be doing the inspection for bond reduction or would Millennium.

Mr. Moultrie stated that he and Mr. Graham would do the inspections.

**Board Business**

Mr. Cashell explained that the Planning Board received an application for an ISH on Elm Street with a letter attached from Ms. Colwell dated December 2001 stating that the applicant did not have to submit the plans for technical review at

this time and would present to the board a conceptual plan with a filing fee of \$100.00.

Board stated that they do not accept conceptual plans and would require a full preliminary plan submission with all applicable fees.

Board asked Mr. Cashell to call the applicant and explain what would be required.

### **Master Plan**

Mr. Cashell stated that he has read the latest document dated 1996 and that they are working toward Executive Order 418. He stated that a lot of work has been done already.

Mr. Moultrie asked if they should have a joint meeting with the Master plan Committee.

Mr. Cashell stated that they should have a meeting to pull everything together. He stated that the board has technical review done by Mr. Graham and Millennium Engineering and that they do not need redundancy of him also reviewing the plans. He stated that this gives him time to work on Master plan. He stated that he also spends a lot of time in meetings with developers and the public.

Mr. Moultrie stated that the applicant tries to have the planner or engineer for the town plan their project.

Discussion on ISH and the amount of projects proposed in town.

### **Public Hearings: Nelson Street-ISH**

Mr. Moultrie stated that this meeting is for the abutters to discuss the plan.

Steven Wylie attorney for the abutters stated that the group he is representing and he have attended all meetings regarding this plan. He reminded the board that this is a Special Permit application and not a matter of right. He stated that the plan has to meet the criteria of the area. He stated that this plan is not in character of Nelson Street and the surrounding area. He explained the natural features of the area and lot size and shape. He stated that this project is not in harmony with the site and historical features of the area. He stated that this project is in a neighborhood of 2-acre parcels on a scenic road. He read the article from Town meeting adopting Nelson Street as a scenic road.

Bill Howland 23 Nelson Street stated that he is opposite the access road to the project and feels this project violates the character of Nelson Street. He stated that there is something special of Nelson street it has 24 homes on the whole street. He stated that with one stroke they would change the street. He stated that there is a choice either ISH or scenic road. He stated that they do not need another ISH as two have already been approved in town. He stated that once Nelson Street is changed you would never have another.

Mr. Wylie stated that there would be nine buildings with drainage, curbing, a guardrail, etc.

Maria Gauvain 22 Nelson Street stated that they bought their home in 1989 on a 2-acre lot in a residential area. She stated that the Realtor told them that this land would be developed with a total of nine homes. She stated that they where okay with this. She stated that she is sure the quality of Mr. Dubina's work would be very good but that it is still large structures that are commercial looking. She stated that there is now a country atmosphere with the tree farm, sheep and llamas and historical homes. She stated that the report by the engineer talks of gables, restructuring the island at Central Street and on the scenic road. She states there would be a guardrail for swales

Mr. Wylie stated that there was a letter in the paper by Mr. Howland and asked if it could be entered into the record. He stated that the plan has changed from when started now has swales and detention basins.

Mr. Moultrie stated that if he sends in the letter it would be added to the record.

Ted Mazzotta 18 Nelson Street showed photos to the board of water on lots from a large storm from October of 1996. He stated that he is concerned that if there is a significant rain as this then flooding may occur even worse. He stated that the area has a high water table and he has a raised septic system.

Audience to show video of area during flooding to board.

Mr. Mazzotta stated that this project would be in his backyard and would take everything away form their property. He stated that they would loose all their privacy. He stated that he has a racecar and has had it for a long time and if these neighbors do not like it then he becomes noisy neighbor.

Deanna Mazzotta 18 Nelson Street stated that the scenic road that is why they live there.

Mr. Wylie stated that they have a major concern over the road change because road is already unsafe and with this plan it would be worse. He stated that the neighbors are concerned over site distance which the applicant would alter the entrance at the road to get their site distance and change road.

Bob Gauvain 22 Nelson Street stated that this would increase traffic on the street and that it is not a wide street. He stated that there have been numerous accidents on the road and that it is not a slow road. He stated that if you came to his driveway you would see on the road a stretch of rubber on the road. He stated that the car or truck had to have been going fast to make these marks. He stated that he has concerns over the numbers in the Traffic study and asks how numbers were obtained. He stated that people age 55 and older still have jobs and work and go in and out. He stated that the report stated that on average there would be 8 trips am and 10 trips PM.

Mr. Ogden explained how the numbers were obtained and stated that they are generous.

Mr. Gauvain stated that the report gives a traffic increase of 2-3 percent he stated that it is more like a 7-8 percent increase. He stated that a safe stopping is with a site distance of 200ft. He stated that the road about the site distance and brush and trees that would have to be removed. He stated that the normal speed is more than what is posted. He stated that the road is used as a cut through and that the volume has picked up. He stated that he does not have a lot of faith in the traffic study. He stated that when they bought their property they had lived in Lynn and Salem and found Nelson Street with 2-acre zoning. He stated that the previous owner stated that he did not want to sell to a developer but he never had written down. He stated that the people involved have been less than forthcoming on what they are doing. He stated that the 2-acre zoning means a lot to him to have and that they should not change the rules for this project.

Mr. Moultrie asked that if athletic fields were to go on the site owned by the town and if soccer games were played there. He asked if he would be against this.

Mr. Gauvain stated that he would want to know when they would be used and by whom.

Ms. Gauvain asked if homes were out of the question for the site.

Mr. Moultrie stated that the Open Space Committee could buy the land.

Mr. Mazzotta ask about the property lines being marked one foot on his property and markings on trees and brush on his property.

Jim Pizza 33 Nelson Street stated that he bought his home in 1994 and found the property by walking the road. He stated that the road has many trees and rock walls. He stated that people walk and jog on the road and that it is less than 20 ft wide and that the access road would be 26 feet. He stated that it would look like

a highway. He stated that they would be taking down trees and that he had his property fixed to look as the road looks. He stated this is a scenic road and does not know why Camp Denison wants development.

Mr. Hopkins stated that if this plan is rejected and if subdivision were put in then a road would still go in.

Hank Wolf 64 Nelson Street stated that he moved here 3 years ago and that the neighbors welcomed outsiders and that it cost them \$50,000 to their fix septic system.

Mr. Moultrie stated that he would like to allow people who are not involved in the lawsuit to speak.

Craig Spear stated that he is a builder in town and understands concerns of the board and that they have to address concerns of abutters. He stated that the land is what it is and the plan has addressed concerns of abutters. He stated that the buildings are over 100ft from abutters and that the 55 and older would have no impact to the schools and would be a tax boom for the town. He stated that the neighbor's alternative is 9 homes and an increase of traffic and school children with soccer practice etc. He stated that runoff and flooding has to be addressed and that Mr. Graham is very through and that the board is strict and that the neighbors can work with the developer on a design for the buildings. He stated that septic systems have to be designed and runoff must have a detention basin.

Dick Boucher 130 West Main Street stated that he moved here 24 years ago and could plow across his street and not see a car. He stated that the town is growing and that 55 and older only make a couple trips a day in a car and would not increase traffic as much. He stated that he would like to see this type of housing in town and that this is a quiet area and he would enjoy living in this area in an ISH.

Dick Thomas 64 Baldpate Road stated that people have left Georgetown because there is no housing for 55 and older. He stated that he knows what it is to have a road beside your home and that he has had two go in by him. He stated that they are young families and they go out 75 times a day. He stated that the town needs this type of housing and that he is in favor of the plan. He explained that landscaping companies leave their equipment on the side of the road to work on these homeowner's properties and because parked on street they block the road and make the road more dangerous. He stated that he would like to see a development in town like this.

Robert Mancuso 95 Nelson Street stated that he has lived here for 10 years and that these units would be for 55 and older now but what about in the future.

Mr. Moultrie stated that they would have to stay 55 and older.

Authur Greenburg 123 Pond Street stated that he has been fighting 102 Pond Street and explained project near him. He stated he knows these men and that there work is top quality. He stated that he wished the 18 acres were near him. He stated that they want to put 20 private homes near him on 8 acres of land. He stated that this project is 400ft from the road and an asset to the town. He stated he hopes this goes in. He stated that the traffic is the same on Pond Street and that is a scenic road and that he also has show cars and racecars. He stated that he wishes both well and if the neighbors should work with these people.

Holly Howard stated that she is an abutter to the project and that it looks good but she has environmental concerns. She stated that there is a natural cranberry bog on the site and asked if there is a need for this type of project.

Britton McLoy 239 Central Street stated that they are new to area and bought here because they wanted privacy and land and stated that the previous owners showed them where the train station was across the street. He stated that this is a historical are and that he is worried about property values. He stated that he asked a realtor what would happen to the value of his property if condominiums go in and was told that the value of his home would go down. He stated that Georgetown is different from other towns and that they adore the town and if told of this project before he bought he might of thought twice about buying his property.

Resident stated that a project like this would allow seniors to stay in town and condominiums are different from ISH.

Ms. Gauvain that two ISH projects have already been approved in town.

Mr. Moultrie stated that this board has only approved one ISH Raymond's Creek.

Mr. Kostura stated that there would be an ISH on the Tidd property on West Street and this was a LIP, and also one under review on North Street and that another was submitted today on Elm Street.

Mr. Gauvain stated that these sounds like more than enough proposed ISH projects and if some residents want the ISH and some are opposed why approve if neighbors do not want the project.

Mr. Moultrie stated that the applicant can submit a plan and it is a special permit.

Mr. Gauvain stated that the board has more discretion to make a decision for a special permit then subdivision.

Mr. Ogden stated that he would like to respond. She stated that the scenic road passed only one road see if it worked not that it was the only scenic road in town. He stated that Town Meeting voted for the ISH and not the Planning Board and they did not excluded Nelson Street. He stated that they would meet any technical issues and give the neighbors a buffer. He stated that this plan preserves open space, trees and wetlands and it is good planning. He stated that the units are 250ft from the Gauvain's and 350ft from the Mazzotta's. He explained that a power line separates the project from homes on Central Street and that they would plant trees to protect the neighbor across the street from the lights. He showed a plan with homes and stated that it would not be as good a plan as the ISH for the lot. He stated that the advantages of the ISH are the increase in taxes to the town and no children added to the schools and two affordable units. He stated that empty nesters want a place to go. He stated that Mr. Graham's report stated nice things and would include buffers. He stated that the abutter most impacted would be Nunan's Florist and that they are okay with the plan and would plant trees to buffer. He stated that they would donate 8 acres to Camp Denison. He stated that he has met with Mr. Cashell and Ms. Colwell and she like the plan. He stated that this is a good use of the land.

Howard Speicher attorney for the applicant stated the concerns of the neighbors are aesthetic concerns. He stated that you would not see this project from the street and that the width of the street has to be decided by the board. He stated that they would propose a smaller road. He stated that if a development were put in they would still have a road. He stated that it would be 400ft to the first building and that parking is in the rear. He stated that the traffic study is sound and conservative and could be discussed further. He stated that 85 trips are less then a subdivision. He stated that the bylaw was passed to have all types of people and grandparents able to live in town. He stated that this is an opportunity for older people to stay in town. He stated that this is a benefit to Nelson Street and that a cluster is a better use of the land and provides open space and is next to camp Denison. He stated this is best place in town for an ISH. He stated that down the road they would be happy with this project and Mr. Ogden and Mr. Dubina have a good project.

Ruth asked if ISH would have preference for local residents.

Mr. Moultrie stated that he does not think they could make restrictions.

Mr. Speicher stated that they could investigate this issue. He stated that the applicant was asked not to address technical review at this meeting.

Mr. Moultrie stated that tonight he asked to have input from the neighbors.

Mr. Sarno stated that he would entertain an extension and would hope they could reduce the number of units. He stated that Baldpate Hospital is to be sold and something else may go in there to.

Mr. Moultrie stated that with a standard subdivision they could not do anything but this is a Special Permit and they can request improvements.

Holly Howard asked how could the town keep building with the water issue.

Mr. Moultrie stated that they have talked to the Water Department and told that they have enough water and that they have to provide water even if they have to pump from another town.

Mr. Kostura stated that he agrees with Mr. Sarno that the density is higher than he would like to see. He stated that a PUD plan or an ISH is a good thing and that the town chose the ISH and scenic road.

Mr. Dubina asked if they could have a mixed use on the site.

Mr. Kostura stated that a PUD or reduce the density of the ISH would be a better plan.

Mr. Ogden stated that a PUD is a Special Permit still.

Mr. Kostura stated that the abutters might like a PUD better than condos.

Mr. Evangelista stated that 24 units are a lot and engineering would be an issue. He stated that subdivision would affect the street also. He asked if anyone found the grave on the site.

An abutter stated they found the grave.

Mr. Dubina stated that seniors are important to the Town and should have housing available.

Mr. Hopkins stated that he is ready to go forward on this plan on character issues.

Mr. Moultrie stated that he feels different would like to give them the opportunity to come in with engineering.

Mr. Sarno stated that they would look for a reduction of units.

Mr. Moultrie stated that in Mr. Graham's report he stated that the issues of character were his main concerns.

Mr. Speicher stated that they would like to address issues and make changes to the plan and come back to the board.



Mr. Cashell stated that everybody in a general manner needs housing and when in your backyard it is a different story. He stated that the Planning Board and abutters have to reach an agreement that all are happy with. He stated that this land would be developed whether with subdivision, PUD or an ISH.

Mr. Speicher asked for an extension to January 6, 2002.

Mr. Sarno made a motion to grant an extension for the Nelson Street ISH to January 6, 2003. Second by Mr. Kostura. All in favor 5-0.

Mr. Sarno made a motion to continue the Public Hearing on Nelson Street ISH to December 11, 2002 at 8pm. Second by Mr. Kostura. All in favor 5-0.

Mr. Sarno made a motion for a 5-minute recess. Second by Mr. Hopkins. All in favor 5-0.

#### **4 Carleton Drive-SPA-Enos**

Mr. Moultrie explained the process of the hearing.

Mr. Barry Enos stated that he is the manager of BME Engineering that produces waste equipment and MJ Industries a lighter industry making bookshelf. He explained the lot was zoned industrial at town meeting a few years back. He stated that the detention basin would be in the rear and the septic system in front with parking on the side and back. He stated shipping doors are in the rear and a drive through door was in the front that would exit in the rear. He stated that the front would look like the front of the building next door BME. He stated that the depth would be approx. the same. He explained that there is a difference in this business and BME. He stated that all storage for this business would be inside. He stated that not shown on the plan is a compactor and another door. He stated that he had the neighbors come over. He stated that the equipment used would not have an impact it would be quieter than BME. He showed existing buildings on the lot and stated that they would be raised. He stated that on the side to abutters there is only an emergency access. He stated that they are out of the buffer on this side. He explained placement of detention basin. He stated that in the future he may come back and may want to go back farther in 5 years maybe. He stated that he was meeting tomorrow evening with the ConsCom. He stated that they are avoiding wetlands as best they can. He showed parking at BME and stated that some employees would be working at MJ now. He explained the workflow at BME building and at the new building.

Mr. Moultrie stated that they have bulk storage and transport already on the BME property.

Mr. Enos stated that they do not need bulk storage on this property and would not get for this lot. Mr. Enos stated that he is 100 percent stockholder of each business.

Mr. Sarno asked him to explain what BME engineering does.

Mr. Enos explained that they produce waste containers, compactors, rollers etc. He stated that they are separating the businesses and that MJ Industries needs there own space.

Mr. Moultrie asked if they have seen Mr. Grahams report.

Mr. Grasso engineer for the applicant stated that he just received it tonight.

Mr. Kostura stated that they are in the Water Resource District.

Mr. Enos stated that they are applying to the ZBA for a variance.

Mr. Kostura stated that the no cut/no disturb zone should not be label that way if it would be disturbed.

Mr. Enos stated that after the work is done these areas would never be disturbed.

Mr. Kostura asked about parking spaces and how many employees.

Mr. Enos stated about 25 employees.

Mr. Cashell stated that they should meet with Mr. Graham and would like to see them add a sidewalk for employees.

Mr. Enos stated that there is no place to walk to.

Mr. Kostura stated that they would not be adding more employees.

Mr. Enos stated that he might need to add 3-4 employees.

Mr. Kostura stated that Mirra might propose to move his business over to this area and that this would add more traffic.

Mr. Enos stated that they already have traffic going to one location and that they are just dividing the business.

Mike Rivera 292 East Main Street stated that they would be spraying 40,000lbs of spray coat at the site and asked where do the fumes go.

Mr. Enos stated that it is a powder coating and explained the system. He stated that steam is exhausted through the roof. He explained the solvents used.

Mr. Rivera asked why build here and not move down farther as he owns other land.

Mr. Enos stated that they would have to move the property line and that this is a separate parcel of land.

Mr. Moultrie stated that the chemicals used are monitored by State.

Mr. Rivera stated that the area outside the building is a mess and was just cleaned up this week. He stated that they never have a barrel out there and employees leave trash. He stated that the street is used as a Bus turnaround and that the employees fly out of there. He stated that he is not in favor of the plan.

Mr. Hopkins stated what does he want here, as this is an Industrial Zone.

Mr. Rivera stated that the zoning was changed at town meeting and not all residents were aware of the change.

Mr. Moultrie and Mr. Hopkins stated that this is industrial land.

Mr. Rivera stated that the solvents and paint were a concern for his family. He stated that isn't this hearing to have concerns of abutters and the public considered.

Moultrie stated that this lot is in an industrial area.

Mr. Rivera stated that can't they move the building further down the street.

Discussion on use of land and what is being done.

John Shamberger and Kathleen Shamberger 2 Carleton Drive stated that this would devalue their property. He stated that there are trucks all night and now trucks would be entering beside their home.

Mr. Enos stated that the delivery hours are 7:00am to 5:00pm and sometimes earlier truck arrivals go down to the end of the road and wait until they open. He stated that he has no objection to putting no parking signs along the street. He stated that employees arrive between 5-6am.

Mr. Shamberger stated that on a Sunday and Saturday they are working. He stated that he would like to know their hours of operation.

Mr. Enos stated that they would not have any pick-ups on the weekend for this business. He stated that BME without a doubt has some problems. He stated that this project would help at BME with storage.

Mr. Moultrie asked about the yard being untidy and what this is about.

Mr. Enos stated that raw materials are stored outside, partial materials and finished containers.

Mr. Moultrie asked about trash.

Mr. Enos stated that there has been trash and that they are having a problem with employees and that he is trying to address this issue.

Mr. Graham stated that he did not look at fumes and asked about direction of winds in this area.

Abutters stated that they are elevated and have smelled an order at certain times.

Mr. Graham stated that this should be regulated by the state. He stated that they would require an earth removal permit. He stated that if they were not planning for future expansion then he would suggest moving the detention basin forward but does not have a problem with its location. He stated that they should look into how the land would be restored. He stated that they propose no curb around site and he recommends a curb with catch basins into the water quality units. He stated that the site plan needs more detail with landscaping and especially the landscaping next to the residential area. He stated that the Fire Department has to look at plans, hydrant etc. He stated that BME parking is over crowded and this might help but that the parking should be revisited.

Mr. Moultrie stated that the ConsCom meeting would be tomorrow and he stated that they would address Mr. Rivera's concern on the fumes etc. He asked Mr. Graham about traffic.

Mr. Graham stated that this would not add much more traffic as the business is already there.

Mrs. Schamberger asked about an access at the end of the road to 133.

Board discussed if it could be a possibility in the future and who owns the land.

Mr. Cashell asked for defined hours of operation and information on the regulation of the fumes.

Mr. Enos stated DEP looks at this on a yearly basis. He stated that the paint powder is non-hazardous and explained the process again.

Mr. Moultrie asked if the fumes are filtered.

Mr. Enos stated that they are.

Mr. Cashell stated that the BOH could review the process for the board.

Mr. Moultrie stated that in another project in town the DEP was referred to. He stated local BOH does not have the equipment to monitor fumes.

Mr. Rivera stated that at times diesel trucks are running all night with their fumes.

Mr. Moultrie stated that it is hard to monitor this.

Mr. Cashell stated that if they are parked on a public way they could not do anything.

Mr. Sarno stated that Mr. Enos has stated that he could post signs or work with the town to have signs put up.

Mr. Kostura asked the applicant to forward waste information to the BOH and then they could report to the board.

Mr. Kostura made a motion to continue the Public Hearing on 4 Carleton Drive to November 13, 2002 at 8pm. Second by Mr. Evangelista. All in favor 5-0.

### **Board Business**

Mr. Cashell gave out plans for 113 Jewett Street and revised plans for Georgetown Shopping Center.

### **Vouchers**

#### **Payroll**

Janet Pantano-----\$405.65  
John Cashell-----\$957.85

#### **Office Supplies, etc.**

- H. L. Graham-----PB General-----\$40.00
- American Speedy----- (25 ZBL's)-----\$190.63
- W. B. Mason-----\$17.33
- Postage Meter-----\$150.00

### **Technical Review**

H. L. Graham

- Pillsbury Pond-----\$253.75
- Pillsbury Pond lot review-----\$575.00
- CAI-----\$187.50
- Whispering Pines-----\$160.00
- Acorn Way-----\$120.00
- Georgetown Shopping Center-----\$160.00
- Superior Steel-----\$333.75

**Inspections**

- Littles Hill-----\$50.00

Discussion on plans going to ZBA first then to the Planning Board.  
Board stated that if they need variances then they should get them first.

Mr. Hopkins made a motion to adjourn. Second by Mr. Evangelista 5-0.

Meeting adjourned at 11:45PM

Minutes transcribed by J. Pantano.

Minutes approved October 9, 2002 as amended.