

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Basement Meeting Room
November 13, 2002
7:30PM**

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

Absent: Tim Gerraughty, Alternate Member

Meeting called to order 7:30PM.

Minutes

Mr. Evangelista made a motion to approve the minutes of October 9, 2002 as amended. Second by Mr. Kostura. All in favor 3-0. Mr. Hopkins and Mr. Sarno abstained.

Mr. Sarno made a motion to approve the minutes of October 25, 2002 as amended. Second by Mr. Kostura. All in favor 4-0. Mr. Evangelista abstained

Form A-81 Elm Street/True

Board looked over the Form A 81 Elm Street.

Mr. Evangelista made a motion to endorse the ANR plan on 81 Elm Street. Second by Mr. Kostura. All in favor 5-0.

Mr. Coakley asked for the board to sign the building permit.

Mr. Moultrie stated that they would not sign the building permit until the plan is recorded.

Form A-84 Thurlow/Ritter

Board looked over the Form A.

Mr. Moultrie stated that he would feel better if the board had something from Mr. Harding in writing on lot lines as he had questions before on the lot line.

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Board asked who lost land on this plan.

Mr. Ritter stated that Mr. Fraser lost land and he did not know if he knows of this.

Mr. Moultrie stated that the board needs verification from the abutters that they know of the changes and that they agree with the changes.

Mr. Cashell stated that a lot of abutters are effected by this change and that they must sign the Form A.

Mr. Hopkins explained that the abutters must be notified and we would need an affidavit from the abutters.

Mr. Ritter withdrew the Form A at 84 Thurlow Street without prejudice.

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

Cuffee Dole's

Mr. Graham stated that not much has been done and referred to his report. He stated that the light on the side rear and in the back is in. He stated that nothing else has changed.

Mr. Brett stated that he met with Mr. Archer and 99 percent of his items on the inside of the building are done.

Mr. Evangelista stated that the conditions have not been met and that they have gone overboard to help and that they would wait until December 1, 2002 and see if he has items done. He stated Selectmen acted on compassion and Mr. Archer has not acted on items that are required to be done and that he does not want to discuss this further.

Mr. Moultrie stated that they would not discuss the issue any more and let Mr. Archer know this.

Mr. Anderson stated that the Fire Department is okay with the hydrant but that this board is not.

Mr. Moultrie stated that he is concerned with snow or ice and if Mr. Archer would be taking responsibility if a problem arises.

Mr. Anderson stated Mr. Archer stated that the lights were put in.

Mr. Graham stated he was out there this morning and that they were not put in.

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Mr. Anderson asked about pavement out front on town property.

Mr. Moultrie stated that it is in the shoulder and in the transition of the pavement and needs to be fixed for drainage.

Mr. Graham stated that this is a high traffic area and that it may be a problem.

Mr. Anderson stated that they have to talk with the Highway Surveyor before work done in this area.

Mr. Moultrie stated that Mr. Archer has a permit until the end of this week for work to be done in this area.

Mr. Sarno stated that if Mr. Archer had questions they should not be made tonight they should have been made ahead of time.

Mr. Moultrie stated that Mr. Archer has known since last year that these items have to be done. He stated that he hopes Mr. Archer does the right thing.

Mr. Hopkins stated he hopes that the signage on entering is fixed, as he has been there a few times and the "Do not enter" is a liability.

Mr. Cashell stated that the Town Administrator called him about the signage and she stated that she has had calls and asked for the sign to come down.

Mr. Anderson stated that he would tell Mr. Archer.

Mr. Moultrie stated that they might have to have a special meeting for this project. He asked Mr. Graham to go out to the site on December 2, 2002 and inspect.

Mr. Moultrie asked that Cuffee Dole's be on the agenda for December 11, 2002.

Carleton Drive/Enos-SPA

Mr. Enos stated that he talked to the Fire department and that they would send a letter. He gave revised plans to the board. He explained the drainage to the board. He stated that they did a perk test and two deep hole tests out back and that these are shown on sheet two.

Mr. Grasso of PLS explained the testing.

Mr. Enos stated that they have three handicap spaces in the front and a few more out back with a total of 71 spaces. He stated that sheet three has to do with catch basins and manholes and rip rap around the basin. He stated that there would be a Stop sign at the exit. He stated that in the front it would mostly

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be grass with some bushes. He explained landscaping and stated that it would be maintained the same as his property next door. He showed lighting and stated that there would be no lighting on the side to the abutter. He stated that on the street they have a light that the town put in and that they pay for and that they may change lighting here.

Mr. Evangelista stated that they were not going to cut into area in the rear.

Mr. Graham stated that Mr. Enos explained that they might use this area for expansion in the future.

Mr. Enos stated that they would have tables in rear for employees to have lunch outside if they wish.

Mr. Kostura asked about the home being raised and if there is any buffer issue.

Mr. Enos stated that he might plant some pine trees in this area. He stated that they are showing some grading in this area. He stated that he has no intention to take down trees except what he needs to for the grading.

Mr. Graham stated that in his report on page 4 item 6 he request a no cut zone. He stated that the 100ft buffer can not include a fire lane.

Mr. Enos stated that the fire chief wants a gravel fire lane around the building can be grassed over but has to have a base.

Mr. Sarno stated you have to have Ballard or something so cars would not use this as a drive.

Mr. Enos stated that they could put a bar across the lane. He stated that he is more worried about kids going out back.

Mr. Sarno stated that on Pillsbury they had Ballard's put in to keep cars out.

Mr. Enos stated that shrub could be put in also.

Mr. Graham stated an arborvitae or cedar is better then white pine where trees are cut down near the abutter.

Mr. Kostura stated that what is there is what he wanted to stay a no cut zone and arborvitae could be put in to block sound.

Board agreed that these types of trees would be agreeable.

Mr. Kostura asked about the plastic material that can be put down as a base.

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Mr. Moultrie stated a solid geo-textile would be okay under the fire lane.

Mr. Graham stated that he received the revised plans 12 days ago. He stated that he was given a landscaping and lighting plan. He asked if the Board is satisfied with the Landscaping and if they would require a listing of plants and the number of plants. He stated that the numbers now disagree with what is shown and should be fixed. He stated that the utilities and water main should be shown and that the Fire Department may want a fire hydrant in the rear.

Mr. Enos stated that the chief stated that he would want a fire lane and would want to review the sprinkler system.

Mr. Graham asked if the architectural plan is adequate.

Mr. Enos explained the look of the building and stated it would be the same as his building next door. He explained that there would be poured concrete for 4 feet and then metal siding. He stated that he hopes to remove the emergency door on the abutter side but is waiting to talk with the Fire Department.

Mr. Evangelista asked how many employees would be working here.

Mr. Enos stated about 30 employees. He explained how the shelving would be picked up. He stated for now all offices are staying in the other building. He stated that at a later date they would finish the offices.

Mr. Evangelista stated that he is okay with the architectural plans

Mr. Graham stated that the parking should be based on the size of the building and not on the number of employees. He stated that the Fire Lane should be detailed to how they would do the lane. He stated that the waiver list should be updated. He stated that there are no details of a sign.

Board stated to leave sign for the Building Inspector.

Mr. Graham stated that the lighting plan has 14ft standards and colonial lighting. He stated that lighting on a higher pole would be more adequate. He stated that a higher standard with a full downward lamp would not bother abutters. He stated that they show no Dumpster outside.

Mr. Enos stated the Dumpster would be inside and that they might have a compactor inside. He stated that he would add this to the plan near the drive in door.

Mr. Graham stated outdoor storage was to be at the building next door and should be written in the decision. He stated that they should have the water table shown on the plan and who did the elevations. He stated that they have a berm

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around site and that there is not a lot of drainage out front but that the drainage would go toward the road. He asked Mr. Moultrie if he is okay with this.

Mr. Moultrie stated that the road has a crown and water would go back to Mr. Enos's property. He stated that he does not see a problem.

Mr. Graham stated that the water quality units should be to DEP standards. He stated that he did not find how they would deal with roof drainage. He stated that they need to look at the weir and that the pipe details do not match. He stated that the pre and post operation maintenance should be on the plan.

Mr. Enos asked what size water quality tanks they should use.

Mr. Graham stated that they should have two 2,000 gal water tanks.

Mr. Cashell asked Mr. Graham how long it took to do his review, as it was very thorough. He stated that the board should have more time to read his report.

Mr. Graham stated it took about 6 hours for the review.

Mr. Moultrie suggested that they work out issues.

Mr. Kostura asked if they would waive landscape plan and 100ft buffer zone.

Mr. Graham stated that the 100ft buffer is under the intensity of use table.

Mr. Kostura read issue and whether they need 100ft and a fire lane or if the fire lane can be in 100ft.

Mr. Sarno stated that they should go to the Fire Chief and see if they would surrender the fire lane and look at landscape plan and see if this is okay.

Mr. Enos stated that if the Fire Department is okay with the buffer and a base that could be driven on would the board be okay with this. They would not put as a Fire Lane.

Mr. Cashell stated that they could construct to have landscaping. Board should review page 13 so the applicant has direction.

Mr. Evangelista made a motion to approve the waivers.

Mr. Enos read the waivers.

Mr. Sarno stated that on the waiver for traffic the board should have something in writing. He stated that these items should be referenced in the decision.

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Mr. Hopkins stated that none of these waivers should be given.

Mr. Kostura stated that he is raising the potential of an increase of traffic.

Discussion on traffic and the future

Mr. Enos stated that he would address these issues and asked on the landscaping plan would it be expectable to just add numbers and list trees and plants.

Board stated that they are okay with the plan by the engineer.

Mr. Rivera 292 East Main Street asked if a Fire Lane is in the bylaws.

Mr. Moultrie stated that this is decision of the Fire Chief.

Mr. Rivera asked if the decision on the Emergency Exit door would be by the Fire Chief. He stated that he feels if it were left it would be a smoker door.

Mr. Enos stated that there would be an alarm on the door and would not be used by smokers.

Mr. Schamberger 2 Carleton Drive asked if they could put an island at the end of the street to define the entrance.

Mr. Moultrie stated that they could stripe the road.

Mr. Enos stated that he would strip the road if requested. He asked to return on December 11, 2002.

Mr. Cashell stated at 7:00pm on December 11, 2002.

Mr. Kostura a made a motion to continue the Carleton Drive SPA to December 11, 2002 at 7:00pm. Second by Mr. Evangelista. All in favor 5-0.

113 Jewett Street-SPA

Attorney Mitch Kroner introduced whom was present. Ken Kumph owner and applicant, Marty Halloren engineer, Remko Breuker. He stated that the ZBA approved the site last night. He stated that the property is located where Arnold Belken had his lawn mower business. He explained the site. He stated that they propose an addition to the building. He stated that they went to the ZBA because they were 11ft from lot line and this was approved. He stated that Mr. Rogers stated that the building would be a buffer from sound from the highway across the street.

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Mr. Breuker showed the plans to the board. He stated that there would be three bays and that they modified the building to bring the roof to the same as the front building. He stated that he did not want to go with a metal building but wanted to blend in better to the area. He stated that they would have some office space and a large storage space.

Mr. Kumph stated that he has a home building business and wants to take the office out of his home. He stated that he has one full time and two part time employees. He stated that they would have a cabinet shop and a storage space for tools and supplies. He stated that they would do finish work and custom work at the shop.

Mr. Evangelista asked if this would be just one business.

Mr. Kroner stated yes that only one business and that this is in the ZBA decision and also no residence.

Mr. Halloren stated there would be 12 parking spaces and that they would be infiltrating the roof water. He described the drainage. He stated that they would be cutting back the knoll and would be putting in a retaining wall and put in parking logs to keep cars from hitting the wall. He stated that they would file with the ConsCom.

Mr. Kumph stated that he has a DEP number but no local number.

Mr. Kostura stated that they received all variances from the ZBA.

Mr. Kroner stated that they did.

Mr. Graham asked they to give a copy of the decision from the ZBA to the Board.

Mr. Halleran stated that they would make changes and get plan to Mr. Graham.

Mr. Kostura asked if they had a no cut zone.

Mr. Halleran stated that he would talk with the owner about this.

Mr. Kumph stated that he plans to leave all trees there.

Discussion on parking in area

Mr. Moultrie stated snow and ice would have to be addressed.

Mr. Graham stated that they could waive the parking so that they would not have as much impervious area.

Mr. Evangelista made a motion to continue the Public Hearing on 113 Jewett Street to January 22, 2003 at 9:00pm. Second by Mr. Kostura. All in favor 5-0.

Mr. Kumph asked for an extension to February 8, 2003.

Mr. Evangelista made a motion to grant an extension for 113 Jewett Street to February 8, 2003. Second by Mr. Kostura. All in favor 5-0.

Mr. Graham stated that they could phase the parking and may not need the wall.

Mr. Halleran stated that he believes the ZBA would want the wall.

Mr. Kumph asked about the monitoring well and if it was needed and stated 21E is clear.

Mr. Kostura stated to bring the 21E with him to the ConsCom Hearing.

Mr. Moultrie stated that the State might have put in the well for monitoring salt from the Highway.

Discussion

Raymond's Creek-ISH Modification

Mr. Longo stated he is back because the setbacks have to be modified because of the policy of the ConsCom. He stated that they are making units duplexes and triplexes.

Mr. Kostura explained that in 1998 regulations were never published and now filing applicants are being asked to comply. He stated the regulation is to be 50ft from BVW line.

Mr. Moultrie stated that this alters the plan and creates a burden to the applicant.

Mr. Longo stated that the number of units would be the same but the area of buildings is being made smaller. He stated that this produces more open space.

Mr. Sarno stated that they had eight buildings before.

Mr. Longo stated that now they would have 11 buildings.

Mr. Hopkins asked if this changes the plan and the effect, style, and drainage. He stated that this would be a different plan than what the public saw. He stated that this is a spec plan.

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Mr. Halleran stated that this would not change the drainage plan.

Mr. Hopkins stated that the landscape plan would change.

Mr. Graham stated that a second brush would look better but it would be better to return to the previous plan as this was quite nice. He stated that this would be ugly as is.

Mr. Longo stated that driveways and paved area becomes less. He stated that he has to know that he can go forward.

Mr. Moultrie asked if he is through the ConsCom.

Mr. Longo stated that they are not through with the ConsCom, but he knows what they want to see.

Mr. Moultrie stated that they should wait to be sure there are no other changes.

Mr. Longo stated that he wants to know the perimeters to work with.

Mr. Graham asked about units 1, 2, and 3.

Mr. Longo stated that they had to move them to get the same number of units. He described issues of move.

Mr. Graham asked if just 50ft setback.

Mr. Longo stated yes and the gravel access road.

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

Meeting adjourned at 11:00PM.

Minutes transcribed by J. Pantano.

Minutes accepted as amended December 4, 2002.