

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Basement Meeting Room
December 11, 2002
7:00PM**

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

Absent: Alex Evangelista

Meeting called to order 7:00PM.

**Public Hearing
Carleton Drive-SPA**

Mr. Moultrie asked Mr. Graham to give his report.

Mr. Grasso gave new plans and a waiver list to the board.

Mr. Graham stated that he received the new plans on November 27, 2002. He stated that the fire lane is within the buffer and he would like it if they could shift over the easement onto their property. He stated that they added another water quality unit. He stated that the Calcs are done and cleaned up some small items on the plan. He stated that his letter states he had some conditions and they are listed. He asked who would write the decision and that he would if the board requested. He stated that items listed were not waived but added.

Mr. Sarno stated that his comments address issues board had with waivers requested.

Mr. Graham stated that he would like to see a modification of the pavement so drainage does not go out to Carleton Drive. He stated that he would like to have the applicant stake the property line and the corner of the proposed building and then he could assess vegetation and then designate vegetation to stay. He stated that it would take some fieldwork to assess the 72 arborvitae's they propose and whether they are needed. He stated that they do not have a lights detail on the plan. He stated that it would take about a month to work these issues out.

Mr. Kostura asked why add drainage in the buffer.

Mr. Grasso stated that they would not treat water but have drainage go naturally into a swale.

Mr. Graham stated that this might not be required. He stated that he would look at this swale.

Mr. Sarno stated that his summary addresses issues of community impact. He stated that no decision should be made tonight and if Mr. Graham would be willing to do decision then the board should go this way.

Mr. Graham stated that they have a landscape plan and is not sure where the property line is not sure if trees they propose are the right type or number. He stated that he could assess this in the field. He asked if the applicant could stake these areas for him.

Mr. Enos stated that they could stake the areas. He asked the Board for a conditional approval subject to changes made in the field and as requested by Mr. Graham.

Mr. Hopkins and Mr. Kostura stated that they would be against an approval without a revised plan.

Mr. Kostura asked if they have Water Resource Area approval from the ConsCom.

Mr. Enos stated that they do not yet and that they have to go to the ConsCom.

Mr. Sarno asked Mr. Graham if at the next meeting he could have a decision.

Mr. Graham stated that he could.

Mr. Enos requested an extension on the decision to February 15, 2003.

Mr. Sarno made a motion extend the decision date for 4 Carleton Drive to February 15, 2003. Second by Mr. Kostura. All in favor 4-0.

Mr. Sarno made a motion for 4 Carleton Drive to return on January 22, 2003 at 7:30PM. Second by Mr. Kostura. All in favor 4-0.

Emily Lane-Covenant Release

Daniel S. Casper attorney for the applicant brought the paper work.

Mr. Moultrie explained that the road Emily Lane has been approved and excepted by the Town years ago with homes built but the covenant on Lot 6 was never approved. He asked the board to make a motion to release the covenant.

Mr. Sarno made a motion to release the covenant on Lot 6 Emily Lane. Second by Mr. Hopkins. All in favor 4-0.

Form A-Wells Ave/Rosene

Margaret Rosene explained the plan and that they are dividing the lot and that the boulder they want to keep while splitting the lot. She stated that the lot was surveyed once before and she explained changes.

Mr. Moultrie stated that the survey was by instrument.

Mr. Kostura asked about line on plan.

Ms. Rosene stated that this was an old lot line.

Mr. Sarno made a motion to endorse the Form A on Wells Ave Rosene. Second by Mr. Hopkins. All in favor 4-0.

Acorn Way

Ms. McCann asked if Mr. Sarno had to abstain from voting as they are only asking if they have made a change to the plan not voting on merits of the plan.

Mr. Sarno stated that supporting or not he would be making a comment if he voted. He stated that he would not vote on the plan. He stated that he would like to make a comment on the ZBA decision.

Ms. McCann stated that there is not a super majority present tonight and they request not to go forward tonight, as they require a super majority vote on this plan. She stated that they can not go forward with only three members and an Associate member can not vote on this plan.

Mr. Sarno asked if the board could have a special meeting just for this as this is the second time this has happened to this applicant.

John Scholz stated that he could not see the plan at Town Hall and asked if he could see the plan tonight as he attended the meeting.

Mr. Gerraughty stated that at another meeting we extended and that this is the second time this has happened at no fault of the applicants.

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Mr. Hopkins made a motion for the Public Hearing on the Acorn modification to be continued to Monday December 16, 2002 at 7:00PM. Second by Mr. Kostura. All in favor 3-0.

Cuffee Doles

Mr. Graham reported that the sign that the board requested be taken down is gone but the lights have not changed. He stated that in his letter of December 6 explained additional signage. He stated that the Parking space was not lined and no stop signs have been put in.

Mr. Brett stated that he talked to Mr. Anderson and that Mr. Anderson did not feel he was on tonight's agenda.

Mr. Moultrie stated that what the board has to do is shut him down.

Mr. Brett read a section of the town bylaw stating that an Occupancy permit can be allowed if only landscaping and paving is left to be finished. He stated that the board is holding surety.

Mr. Sarno stated that they should not pull the occupancy permit.

Mr. Moultrie stated that there is would be an issue if someone were hurt on the property because the applicant has not complied with the site plan.

Discussion on when items are to be done

Mr. Graham stated that he sent information regarding the signage to Mr. Anderson on December 6, 2002.

Mr. Sarno stated that they should send a letter to Mr. Anderson and Mr. Archer stating the items to be completed and that they should be done in a timely manner and that the applicant should be sure the building is safe. He stated that there has been some progress slow as it may be.

Mr. Moultrie stated that there have been some close calls out there and this is a liability issue. He stated that this board is responsible if item is on the site plan.

Mr. Brett stated that a letter should be sent to the applicant. He stated that the Occupancy Permit expires on December 16, 2002 and could be extended for an another 30 days.

Mr. Hopkins made a motion for the signage to be addressed forthwith.

Mr. Moultrie asked if Mr. Graham sent a letter to the applicant.

Mr. Kostura stated that the applicant should have the signs in by December 16, 2002. He stated that the board could discuss this on Monday when they meet with Acorn.

Mr. Hopkins made a motion if signage not done by December 16, 2002 then they would not extend the Occupancy Permit. He stated other issues discuss on January 8, 2002.

Mr. Moultrie stated send a letter stating this to the applicant and Mr. Brett and Mr. Anderson.

Second by Mr. Sarno. All in favor 4-0.

Mr. Hopkins stated to reference the Planning Board decision and Mr. Graham's letter in the letter to the applicant.

Mr. Moultrie stated that he should have a temporary occupancy permit until the parking lot is finished.

Nelson Street-ISH continued

Mr. Speicher stated that with Mr. Evangelista not present he would advise his client not to go forward, as they require a super majority vote for this plan.

Mr. Moultrie stated that Mr. Gerraughty could vote on this plan.

Mr. Speicher stated that Mr. Hopkins was not present at the first meeting so they still would require a full board.

Mr. Speicher requested an extension on the decision date to April 30, 2003.

Mr. Sarno made a motion to extend the decision date to April 30, 2003. Second by Mr. Kostura. All in favor 4-0.

Mr. Sarno made a motion to continue the Public Hearing until February 12, 2003 at 8:00PM and also to return on March 26, 2003 at 8:00PM. Second by Mr. Kostura. All in favor 4-0.

Abutter asked if they could see the plans.

Mr. Kostura asked the applicant to have the plan to the Planning Board before their meeting.

Mr. Speicher stated that they would submit plans to the board before their next meeting.

Millennium

Mr. Moultrie stated that the board should ask Millennium to come in to a meeting and explain the bills they are extensive.

Mr. Moultrie asked Ms. Pantano to call Millennium and ask them to come to the January 8, 2003 meeting and cut down on inspections until then.

Board Business

Mr. Graham stated that he is changing his fee structure but that there would not be much change to Georgetown fees. He stated that Georgetown Savings Bank asked him to go out to see the septic system. He stated that he explained to them what to call him to see and that he does not have to inspect the septic system.

Pillsbury Pond

Mr. Graham stated that the Pillsbury site plan approvals are related to occupancy permits issued by Mr. Brett. He stated that the street trees are not in.

Discussion on items not done on lots when sold.

Mr. Sarno stated that they should ask Mr. Brett to attach Mr. Graham's report to the occupancy permit on the lots on Pillsbury.

Mr. Kostura stated that the ConsCom does have some jurisdiction over items not finished on Pillsbury.

Mr. Hopkins asked that a memo be sent to the Building Inspector asking that the report from Mr. Graham be attached to the occupancy or building permit on the lots on Pillsbury pond.

Mr. Hopkins made a motion to have this letter sent to the Building Inspector. Second by Mr. Sarno. All in favor 4-0.

Cuffee Dole File

Mr. Moultrie stated that they received a letter from Mr. Kostura asking that the police report on the incident with Mr. Brett and Mr. Greenberg not be in the Cuffee Dole file but in the minutes and filed with the Board.

Board agreed

Carleton Drive Decision

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Mr. Graham asked to change the decision to a different format. He finds the format that we use now is hard to decipher.

Board stated that they are okay with this.

Longview

Mr. Moultrie asked Mr. Graham what they have left to finish.

Mr. Graham stated that he sent the board a report on November 20, 2002. He stated that there is no fire alarm box, catch basins need to be lined up, manholes are up and need to be fixed, one tree is missing, street light has to be fixed, "No Access" sign has to be fixed, and there is water weeping up in the center island.

Mr. Moultrie stated that they had trouble with the soils at this site from the beginning.

Mr. Graham stated that this is the most serious issue. He stated that other issues only a few thousand dollars. He stated that he did not know the cost for a Firebox.

Mr. Sarno stated that they usually hold 2 ½ times what is still left to do plus \$5.00 a foot for the road.

Mr. Sarno made motion to release the tripartite agreement and hold \$20,000 in an M-Account with funds received on a Certified Bank Check. Second by Mr. Hopkins. All in favor 3-0. Mr. Kostura abstained.

Town Planner Position/Acting Town Planner

Discussion on making Ms. Pantano Acting Town Planner.

Mr. Kostura made a motion to make Ms. Pantano Acting Town Planner with the same salary as the Town Planner position with 20 hours a week 15 posted hours and meetings and minutes. Second By Mr. Sarno. All in favor 4-0.

Ms. Pantano stated that she posted the ad for the Planner in the MMA Beacon and the web site and also in that APA Newsletter and web site.

Public Hearing/Superior Steel

Mr. Moultrie opened the hearing on Superior Steel.

Mr. Kostura stated that the ConsCom denied the Superior Steel plan at their meeting.

Mr. Sarno made a motion to deny as no one present. Second by Mr. Hopkins.
All in favor 4-0.

Longview

Mr. Moultrie stated to Mr. Ogren that they voted to release funds in the tripartite agreement but to require a \$20,000 certified check for work still remaining.

Mr. Ogren stated that he did a passbook but would get a bank check to the board.

Mr. Sarno stated that the firebox was not waived and it was not put in.

Mr. Ogren stated that he would find out about the firebox and he is not familiar with the specifics. He explained his role in this subdivision.

Ms. Pantano stated that she would require forms filled out to open the account for the \$20,000.

Payroll

Janet Pantano-----	\$705.02
John Cashell-----	\$383.14

**Public Hearing
10 Pine Plain Road**

Mr. Moultrie opened the hearing.

Mr. Ogren of Hayes Engineering stated that this is a one lot subdivision. He stated that in the summer they came in with a preliminary plan with a number of waivers. He stated that this is a Definitive plan and that the road has a tee type turnaround and a widening of the pavement at the beginning of the road and then the road narrows over the wetlands. He stated that they create frontage at turnaround area and that the site of the home is at the rear of the lot on a knoll and that the soils are excellent in this area. He stated that Mr. Tidd is satisfied with length of road. He stated that they would have to go to the ConsCom and go over a stream and that a culvert has to be cleaned. He stated that they propose a replication area for the wetlands. He stated that one issue that remains is with water access and that they did not get a letter from the Fire Chief about if they would require a hydrant. He stated that they might put in a well instead of a hook up to water if this is all right and also a sprinkler system. He stated that they would like to return at the boards next meeting if possible after discussion this evening.

Mr. Graham stated that the fire hydrant and water is an issue and that they should talk with the Fire Department. He stated that other issue is the road

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proposed is off center and is close to the Stevens to the south and grades could be improved upon. He stated Mr. Stevens was at a previous hearing and was concerned over grading. He stated that there is a well on the Stevens property.

Mr. Ogren stated that they are close to the property line and they thought this was on Tidd property.

Mr. Tidd stated that there is a dug well with a point in it and he does not think they use it.

Mr. Ogren stated that this was a wood road and it came to the property line. He stated that they propose a septic system and it would be 300ft from the well.

Discussion on grade of road

Mr. Ogren stated that there already was a road here so that is why they put the road in this area. He stated that on the street bound he would ask for a waiver.

Mr. Graham stated that if they could get three bounds in at the least.

Mr. Ogren stated that they could come to a compromise.

Mr. Graham stated that they should have a Street name and sign for emergency service.

Mr. Tidd stated that if they need a road name then they have one. He stated that his wife liked Caribou Court.

Mr. Sarno stated that frontage is not on Pine Plain Road.

Mr. Tidd stated that when he was on the board they did not want to have names on one-lot subdivisions.

Mr. Ogren stated that they could make it Ten Pine Plain Road.

Mr. Sarno stated that they could call it Ten Pine Plain Court.

Mr. Graham stated that he likes the hammerhead but that they should line it up and use the driveway as one leg.

Mr. Ogren explained bylaw and the amount of impervious area on the 3-acre lot

Mr. Kostura stated that he would like to see the calculations on the plan.

Mr. Ogren explained.

Mr. Sarno asked if crushed stone is impervious.

Mr. Ogren stated that they would be going before the ConsCom and driveways are usually paved eventually.

Mr. Moultrie stated that they had no response from the Fire Chief and that they should have a response before a decision.

Mr. Sarno stated that the applicant should talk with the Fire Chief.

Mr. Tidd asked to extend the decision date.

Mr. Sarno made a motion to extend the decision date to March 22, 2003.
Second by Mr. Kostura. All in favor 4-0.

Mr. Sarno made a motion to continue the Public Hearing to February 12, 2003 at 7:30pm. Second by Mr. Kostura. All in favor 4-0.

Longview

Mr. Ellis of Longview asked about the connection to Birch Tree and that it is not feathered into their project.

Mr. Moultrie stated that this has developed since the street was accepted.

Discussion on Longview

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

Meeting adjourned at 10:20PM

Minutes transcribed by J. Pantano

Minutes approved as amended January 8, 2003.