

**MEETING
GEORGETOWN PLANNING BOARD
Public Safety Building
January 24, 2001
7:30PM**

Present: Peter Sarno, Chairman; Christopher Hopkins, Vice-Chairman;
Glen Johnson (8:00PM), Alex Evangelista
Kathleen Bradley Colwell, Town Planner

Absent: Jack Moultrie, Clerk

Mr. Sarno called the meeting to order.

Discussion

CAI/Form A

Ms. Colwell stated that CAI has given the board a check for \$5,000 bond. She stated that the ANR is because they had to eliminate the lot lines to make one lot.

Mr. Evangelista made a motion to approve the ANR Plan. Second by Mr. Hopkins. All in favor 3-0.

Mr. Hopkins made a motion to endorse the Site plan. Second by Mr. Evangelista. All in favor 3-0.

Board signs plans and mylar.

Mr. Evangelista made a motion to extend the finish date on CAI to Dec. 31, 2001. Second by Mr. Hopkins. All in favor 3-0.

Ms. Colwell stated that they must do some testing for drainage. She stated that Mr. Graham would have to be present for this groundwater testing.

Mr. Sarno stated that before the applicant starts digging they should call Mr. Graham so he can plan to be available.

The applicant stated that they would not be starting until March or April.

Public Hearing

Georgetown Savings Bank

Ms. Colwell gave the Board a copy of the draft decision with Mr. Graham's comments included.

Board reviewed the decision.

Mr. Sarno stated that on item d. Surety Bond, that he felt dollar amount should be \$150,000.

Mr. George asked if this amount would be released after the demolition of the building.

Mr. Sarno stated that it would be.

Mr. George asked if on the plan it showed the 7ft strip buffer by Mr. Perkins property.

Ms. Colwell stated that the 7ft. strip was not on plan that is why she added it to the decision.

Mr. Evangelista stated that the fence around the air conditioner unit on the plan shows only one foot over unit.

Ms. Colwell stated that the fence should be one foot above the unit but at least 4ft. high.

Mr. Johnson arrived.

Ms. Colwell stated that she has to add grease hood to leaching galley. She stated it would be condition 1 c. on page 2 as recommended by Mr. Graham.

Ms. Colwell stated that they must receive approval from the State on the curb cut before the building permit would be given. She stated that this is item 3 b.

Mr. Hopkins made a motion to approve the plan on Georgetown Savings Bank. Second by Mr. Evangelista. All in favor 4-0.

Longview

Ms. Colwell stated that Mr. Ellis called and that they rescheduled for March 28, 2001. She stated that he has to have the as built done still.

Cedar Lane

Ms. Colwell stated that Larry Kelley stated that he would do the work but has not given the board an estimate.

Belleau Woods

Ms. Colwell stated that there is landscaping still to be done.

Mr. Sarno stated that it is too bad that these streets will not be ready for the Spring Town Meeting. He stated that he hopes they will all be ready to be accepted at the Fall Town Meeting and that this would be a great accomplishment for the Board.

Tidd property

Ms. Colwell stated that the Selectmen would like the Board to tell them if they would support this plan.

She stated that they the applicants are filing a comprehensive permit under the LIP Program and need the Selectman's endorsement.

Mr. Sarno stated that the applicant seems to be following the Town's Senior Housing Bylaw. But he stated that an engineer has not reviewed the project.

Mr. Evangelista explained the LIP process to the Board and that the plan would go before the ZBA.

Ms. Colwell stated that Mr. Peatfield of the Water Dept has some concerns. She stated that State regulations would still have to be met on any water issues.

Mr. Evangelista stated that the plan should comply with the Water Department and existing Zoning bylaws.

Mr. Sarno stated the board appreciates that the applicant is working with the Planner and Town Boards but the abutters concerns should be addressed. He stated that the Selectmen should solicit abutters concerns.

Bailey Lane

Mr. Sarno stated that they should decide on a fee for submission of Senior Housing Plan.

Ms. Colwell stated that she contacted other towns and only received information from Chelmsford on their fees. She explained their fees. She stated that they use their Special Permit fee plus \$50.00 per 1,000 feet.

Board discussed looking at a conceptual plan the Board stated that they do not want to do the applicants preliminary plan.

Board discussed fee options.

Ms. Colwell suggested that the Board use the Site Plan Approval, which is .10 per sq. foot of new construction.

Board estimated fee to be \$8,900 approximately.

Mr. Sarno stated that if the applicant does not agree with the fee then the Board would not look at the plan. Mr. Sarno asked if the board all agrees with this fee.

They all agreed with the fee.

102 Pond Street

Ms. Colwell stated that the Public Hearing on 102 Pond Street is Feb 28, 2001 and that is the same night as a Planning Board meeting.

Ms. Colwell stated that Mr. Epstein requested that a member of our board be present. She stated that the ZBA wants the Planning Board to write conditions for them.

Mr. Sarno stated that the he feels the ZBA should deny the plan.

Ms. Colwell stated that she would give the ZBA a copy of the decision on 201 Central Street.

Mr. Sarno asked if she could give copies of the decisions of Littles Hill and Pillsbury Pond to the ZBA also.

Mr. Johnson asked what would happen if the ZBA denied the plan.

Ms. Colwell stated that they would appeal and if they win they would not have the conditions of the ZBA. She stated that if they approve the plan with conditions they would have more control of what is developed and how.

Littles Hill

Board read letter from Camelot Realty Trust, Mr. Spear.

Mr. Sarno stated that the board does not plan to change second paragraph of the decision he stated that the abutters wanted the hammerhead and it should be left on the plan.

Mr. Hopkins stated that the board agrees with the language on this first paragraph.

The Board stated that they want Mr. Spear to adhere to all conditions of the Planning Board.

Ms. Colwell stated that Ms. Pantano went through the Littles Hill file and there was no letter from Mr. King to the Planning Board.

Ms. Colwell stated that Ms. Leal would let them know about the lawsuit.

Computer

Board looks at estimate for a new computer for the office.

Mr. Sarno stated that if Ms. Colwell feels that she needs the computer then she should get it.

Ms. Colwell stated it might be a problem with the town. She stated that the Town would like to have all the same but has no plans as to when they will get computers. She stated that when she and Ms. Pantano are in the office it is a problem with only one computer.

Board stated that they agree a computer is needed and to buy one when she is ready.

Town Meeting

Ms. Colwell stated that Ms. Leal asked if the Planning Board would propose a change to the number of the Housing Balance Bylaw.

Board agreed the number should be changed.

Ms. Colwell stated that she would look into this as to how many building permits have been given out over the last 10 years.

Build-out Study

Ms. Colwell stated that the Board has two copies of the study and asked if any member would like to take one home to review for the next meeting with the Master Plan Committee.

Affordable Housing Task Force

Ms. Colwell stated that Ms. Leal stated that the Town is forming an Affordable Housing Task Force and she asked if a board member would be on the Committee.

Board Business

Ms. Colwell stated that she would be taking a vacation in April and would miss the meeting on April 11, 2001.

Mr. Hopkins stated if possible change the meeting to another week.

Board Picture

Ms. Colwell stated that the Town is asking all Boards to be photographed for the Town Report and the Planning Board is scheduled for February 25, 2001 at 8:15PM.

Workshops

Ms. Colwell told board of upcoming workshops and gave them the information.

Ms. Colwell stated that she went to the Selectmen's meeting last Monday where the Community Preservation Act was discussed.

Minutes

Board reviews minutes of January 10, 2001 and also Executive Session of January 10, 2001.

Mr. Evangelista made a motion to accept the minutes of January 10, 2001 as amended. Second by Mr. Hopkins. All in favor 4-0.

Mr. Hopkins made a motion to accept the Executive Session minutes of January 10, 2001 as written. Second by Mr. Evangelista. All in favor 3-0. Mr. Johnson abstained, as he was not present for the executive session.

Vouchers

Technical Review

GEI-----Maureen Lane/slope review-----\$1,833.07

Office Supplies

Janet Pantano-----Postage-----\$8.58

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

Mr. Hopkins made a motion to adjourn. Second by Mr. Evangelista. All in favor 4-0.

Georgetown Planning Board
January 24, 2001

Meeting adjourned at 9PM.

Minutes transcribed by J. Pantano.

Minutes accepted as written February 14, 2001.