

**MEETING  
GEORGETOWN PLANNING BOARD  
Public Safety Building  
March 14, 2001  
7:30PM**

Present: Peter Sarno, Chairman; Jack Moultrie, Clerk;  
Alex Evangelista  
Kathleen Bradley Colwell, Town Planner  
Janet Pantano, Administrative Assistant

Absent: Chris Hopkins, Vice-Chairman; Glen Johnson

Mr. Sarno called the meeting to order.

**Form A Tenney and Jewett Street**

Mr. Nixon explained the plan to the board.

Mr. Sarno explained to the board that Ms. Colwell has stated that Mr. Brett has looked at the plans and stated that Lot 3 is not a buildable lot and that other lots are questionable.

Mr. Moultrie stated that the plan meets frontage and that is what the Planning Board looks at.

Mr. Evangelista made a motion to approve the Form A on Tenney Street and Jewett Street. Second by Mr. Moultrie. All in favor 3-0.

Board signed plans and forms.

**11 Martel Way—Proposed revisions**

Mr. Sarno stated that this plan was approved and the building was never constructed. He stated that there are changes to the plan being proposed by this owner.

Mr. Tom Dano stated that he is the third owner of this project and he is using the plans from Hannah Engineering. He stated that the business is a machine shop with an office. He stated that they would run a shift and a half. He stated that they have made some changes but the footprint would be the same and the septic system also the same. He stated that they are changing the loading dock and drive in door. He stated that they are making the door narrower and moving its location. He stated that this would impact 3 parking places. He stated that there would be less impervious soil. He stated that on the original plan the

handicap access was straight they are proposing to make it circular. He stated that they have been to the ConsCom and they have extended conditions to 2002.

Board discussed changes to plan and stated that they are minimal.

Mr. Evangelista made a motion to waive Site Plan Approval. Second by Mr. Moultrie. All in favor 3-0.

### **Form A- Maureen Lane**

Mr. Higgins showed plans to the board. Mr. Higgins, owner of Lot 1 stated that he purchased a small parcel from the Pechilis's to extend his lot.

Ms. Colwell stated that the foundation was built to close to the lot line. She stated that this land would allow him to make the lot conform to the bylaws. She stated that this falls under the ANR process and that this is only way to solve his problem.

Mr. Sarno asked if the Board requires the signature of the Pechilis's be verified.

Ms. Colwell stated that they have not required notarized signatures in the past.

Mr. Moultrie made a motion to approve the Form A on Maureen Lane. Second by Mr. Evangelista. All in favor 3-0.

### **Georgetown Savings Bank**

Ms. Colwell stated that she had plans but that not all the information required has been submitted and she felt the board should wait for the whole package before endorsing the plans.

### **Maureen Lane-riprap slope**

Mr. Sarno stated that the Board hired GEI Consultants to review the slope on Maureen Lane.

Mike Yako, P. E. of GEI Consultants stated that he was asked by the Planning Board to evaluate the slope on Maureen Lane. He stated that he was brought on after construction and he used pictures from Mr. Aulson, reports from Planning Board Inspectors, site walk and observations to form an opinion. He stated that the slope was not built to the plan. He stated that the stones in the upper section were not set correctly or the correct size or weight. He asked the board to look at a picture showing stones. Mr. Yako stated that the slope was modified after coming into sidewalk and he agrees with Mr. Patrowicz drawing. Mr. Yako stated that in conclusion that the slope was not built according to plan. He asked the Board to look at photos and stated that the stones are not as large as they should be and are not interlocked as should be and not set as they should be.

He stated that the stones could be loosened from frost could have failure of slope. Mr. Yako stated that the soil sub-grade at the sidewalk could erode. He stated that there is a crack in the street and does not know what from. Mr. Yako stated that the owner hired an engineer to fix the slope. He stated that the soil behind the stones could be lost from drainage and could cause stones to loosen. Mr. Yako stated that a fabric was not called for in the plan and that the fabric would have helped. He stated that there would be long term maintenance of this wall. Mr. Yako stated that the previous inspector had asked the owner to mix rocks with blast rocks and that this was done.

Mr. Evangelista asked if there was any way to fix the slope besides flattening.

Mr. Yako stated that one way would be to take out the sidewalk.

Mr. Sarno asked if Courts and Lanes require a sidewalk.

Mr. Colwell stated that they do not.

Mr. Sarno asked Mr. Aulson if this subdivision would be extended in the future.

Mr. Aulson Stated that the present owner of abutting property wants to keep as a farm. He stated that he might buy if property was sold. He stated that if he bought the property he might put in 3 to 4 homes.

Mr. Sarno asked if they could put the sidewalk on the other side of the road.

Mr. Aulson stated that he could move the sidewalk. He stated that sidewalk was never wanted.

Mr. Sarno asked Mr. Yako if the utilities would be in the way.

Mr. Aulson stated that the wall ends before the utilities.

Mr. Evangelista stated that on Kenneth Road they have the sidewalk on one side then it changes to the other side.

Mr. Sarno stated that if more homes were built that the Board would want a sidewalk.

Ms Colwell stated that if there is no more development they could eliminate the sidewalk.

Mr. Moultrie stated to end the sidewalk at station 375.

Mr. Yako stated that there is only one location that would be affected by wetlands. He explained that they could make the wall more like a retaining wall.

Mr. Aulson stated that the hay bales are on the line and they are very close to the wetlands. Mr. Aulson stated that Mr. Pandolena is still involved and will pay for the changes to the wall.

Mr. Sarno stated he would like to reclaim the sidewalk and loam and seed the area. He stated that he feels the Board should not go back to Mr. Patrowicz for this project. He stated that he would like to have Mr. Graham go out and look at the site.

Mr. Evangelista asked if we reclaim the sidewalk how would this be done.

Mr. Yako and Mr. Aulson went over the plan.

Mr. Sarno stated that the board is in agreement to reclaim the sidewalk and make this a condition of the plan. He stated that they could ask Mr. Yako to continue on this process, as he is familiar with the case.

Mr. Yako stated he would be interested in working with the board on this.

Mr. Sarno stated that the Board now has developed Courts and Lanes standards that do not require a sidewalk and they did not have these when this plan was being approved.

Mr. Yako stated that he can give the Board a proposal and that he feels they need to do some test pits and see where rock wall is and to locate the utilities. He stated that they could vegetate and grass over and have adequate room for a guardrail.

Mr. Aulson stated that this will improve the looks and he would probably take down the chain link fence and extend the guardrail. Mr. Aulson stated that they could make a small wall where the soil and wall meet.

Mr. Yako stated that riprap slopes are not effective and the Board should keep this in mind for the future.

Mr. Aulson asked about putting a layer of soil over the rocks.

Mr. Yako stated that you never should put soil over the rocks.

Ms. Colwell stated that the road could not be accepted at this Town Meeting or until this issue is settled. She stated that they could try for fall Town Meeting.

Mr. Aulson stated that fall Town Meeting would be fine.

## Public Hearing

### Warrant Articles—Frontage Exception lots cont.

Ms. Colwell stated that with this concept the town would allow one lot with 50 feet of frontage with two times the area. She explained the concept and stated that this is a special permit process. She stated that she and Larry Graham agree this should be by a special permit only.

Mr. Evangelista asked if the access would be a street.

Ms. Colwell stated that no the access would not be a street.

Mr. Moultrie asked about the radius.

Ms. Colwell stated no radius, as this is not a street. Ms. Colwell explained 3, 4, and 5.

3. This is to make sure you have a normal looking lot.
4. Width of building area is equal or exceeds lot width required in that district.
5. Setbacks shall not include access area.

Ms. Colwell stated that the rest were from Larry Graham.

6. There shall be no contiguous flag lots.

Ms. Colwell stated that this is to avoid common drives.

Board stated that they do not want common drives.

7. Lots must be a minimum of 1,000 feet apart.
9. Access to the lot shall meet the following.
  - a. Unimpeded access across the access strip
  - b. Driveway shall have adequate drainage and shall not exceed 4% grade.
  - c. Driveway shall have a minimum width of 15' then reduce to 12'.

Mr. Moultrie stated the Fire Chief should look at the drive width.

Board discussed bylaw.

Mr. Sarno stated that with only three board members present and not understanding the bylaw fully himself. He stated he feels that the Board should wait for Fall Town Meeting and discuss with other Board members.

Mr. Moultrie stated that he feels the area should go to 3 times area required.

Mr. Sarno stated that a Special Permit requires four Board members be in favor.

Mr. Evangelista stated that he feels they should cap access strip to 400 ft.

Board discussed different instances of the use of this Warrant Article.

Tillie Evangelista stated that if there are concerns with the one lot subdivision why not abandon that process.

Mr. Evangelista explained to Ms. Evangelista about the frontage.

Board stated that they feel Ms. Colwell did a good job on this Warrant Article and the Board should continue to work on this for Fall Town Meeting.

Mr. Evangelista made a motion to adjourn the Public Hearing. Second by Mr. Moultrie. All in favor 3-0.

### **Board Business**

Mr. Sarno stated that the Board received a letter from Secured Investments on Mr. Tolman's property. He stated he feels that the Board should not get involved and Mr. Zieff should deal on his own with Mr. Tolman.

Ms. Colwell stated that Mr. Zieff would like to convey out one lot to Mr. Tolman with a new covenant on that lot.

Mr. Evangelista and Mr. Moultrie stated that they do not want to be involved in this.

Mr. Moultrie stated that he has heard this subdivision is for sale.

Board stated that they do not want to get involved in this situation.

### **Minutes**

Board reviews minutes of February 14 and 28, 2001 and Executive sessions of February 14 and 28, 2001.

Mr. Evangelista made a motion to approve February 14, 2001 Meeting and Executive Session as amended. Second by Moultrie. All in favor 3-0.

Mr. Evangelista made a motion to approve Minutes of February 28, 2001 meeting and Executive Session as amended. Second by Mr. Moultrie. All in favor 3-0.

Discussion on Warrant Article proposed by Mr. Ogden at the last Public Hearing.

Ms. Evangelista stated that the Board should add a date to the bylaw. She read the full Haverhill bylaw. She stated that the Board should add prior to June 12, 1994. She stated that this is when the original bylaw was approved.

Board discussed adding date.

Mr. Evangelista made a motion to add prior to June 12, 1994 to the proposed article. Second by Mr. Moultrie. All in favor 3-0.

### **Brock Way**

Board signed extension form for Brock Way.

### **Whispering Pines, Raymond's Creek**

Discussion on the meeting for Whispering Pines and Raymond's Creek.

Ms. Colwell stated that she would check on meeting at the Town Hall now that the Elevator and bathrooms have been installed.

Ms. Colwell stated that in the packets was information on the West Street LIP program.

Mr. Evangelista asked Ms. Colwell to check on where these funds of \$10,000 that Selectman would receive could be used.

### **Chaplin Hills**

Ms. Colwell stated she would ask Mr. Faragi to come in at the end of April as their permit ends.

### **Meeting Dates**

Ms. Colwell stated she would be on vacation for the April 11<sup>th</sup> meeting and did the Board want to change the meeting to April 4<sup>th</sup>.

Board stated they will just meet once in April the fourth Wednesday.

Ms. Colwell stated that they only have one meeting in May because of Town Meeting and asked if the Board would want to add another meeting in May.

Board stated that for now they would just meet once in May and if needed add another meeting.

**Correspondence**

Board looks over correspondence list.

**Red Pine/Rowley**

Mr. Sarno asks Ms. Colwell to send a letter to Town of Rowley Planning Board stating that the Town of Georgetown Planning Board is against this plan. He stated to ask them for an update on the plan.

**Computer**

Ms. Colwell stated that Pam Wood stated that she sees no problem with the Planning Board buying a new computer she did ask that they go with a Dell Computer. Ms. Colwell stated that she could not run the GIS mapping program on the computer we have now.

Board stated Ms. Colwell could order a computer.

Discussion on whom repairs the computers.

Ms. Colwell stated that they should have someone at Town Hall.

**Vouchers**

**Payroll**

Kathleen Bradley Colwell-----\$856.96  
Janet Pantano-----296.93

**Legal Notices**

Essex County News-----Zoning-----310.40

**Technical Review**

GEI-----Maureen Lane-Slope-----\$1649.07  
H. L. Graham, Assoc.-----Brock Way-----1876.25  
H. L. Graham, Assoc.-----Littles Hill-----330.00  
H. L. Graham, Assoc.-----Planning Board-----120.00

Mr. Moultrie made a motion to pay. Second by Mr. Evangelista. All in favor 3-0.

Mr. Moultrie made a motion to go into executive session to discuss Littles Hill litigation. Second by Mr. Evangelista.



Mr. Evangelista—yes  
Mr. Moultrie—yes  
Mr. Sarno--yes  
All in favor 3-0.

Mr. Moultrie made a motion to go out of executive session. Second by Mr. Evangelista.

Mr. Evangelista—yes  
Mr. Moultrie—yes  
Mr. Sarno--yes  
All in favor 3-0.

### **Board Business**

Ms. Colwell stated that she put together a new Form A form. Ms. Colwell asked the board to look over the new form and let her know if they approve or want changes made.

Mr. Moultrie asked Ms. Colwell if she had a list of what items should be worked on or to be amended for Town Meeting.

Ms. Colwell stated the following:

- Lot Frontage
- Streets to be accepted
- One lot subdivisions
- Earth Removal Permits

Ms. Colwell stated she would ask Abbey Road to come in on April 25, 2001 as they still have work unfinished.

Meeting adjourned at 10:10PM.

Minutes transcribed by J. Pantano.

Minutes approved March 28, 2001.