

**MEETING
GEORGETOWN PLANNING BOARD
Georgetown Middle/High School Gymnasium
March 28, 2001
7:30PM**

Present: Peter Sarno, Chairman; Christopher Hopkins, Vice-Chairman;
Jack Moultrie, Clerk; Glen Johnson, Alex Evangelista
Kathleen Bradley Colwell, Town Planner; Larry Graham, Planning
Board Consulting Engineer; Janet Pantano, Administrative
Assistant

Absent:

Meeting called to order at 7:30 p.m.

Georgetown Savings Bank

Ms. Colwell stated that the applicant has completed everything on list of items to be done before endorsement. She stated that they want to talk to board about the bond for \$150,000 for the demolition of the building.

Mr. Rudolph explained that instead of posting the bond now if they could postpone posting the bond until they do the demolition of the building, which might be in a year. He stated that they could add as a condition of the building permit and tie to the demolition of the building.

Mr. Moultrie made a motion to make the \$150,000 Bond for the demolition of the building by the Georgetown Savings Bank a condition of the building permit. Second by Mr. Hopkins. All in favor 5-0.

Mr. Rudolph gave the board a check for the \$2,500 cash bond for the as-builts.

Mr. Evangelista made a motion to endorse the plans for the Georgetown Savings Bank. Second by Mr. Moultrie. All in favor 5-0.

Mr. Rudolph thanked the board and the town's engineer for their help and courtesies.

Board signed the plans.

Minutes

Board looks over the minutes of March 14, 2001.

Mr. Evangelista made a motion to approve the minutes of March 14, 2001. Second by Mr. Moultrie. All in favor 3-0. Mr. Hopkins and Mr. Johnson were not present at these meetings and they did not vote.

Mr. Evangelista made a motion to approve the Executive Session minutes of March 14, 2001. Second by Mr. Moultrie. All in favor 3-0. Mr. Hopkins and Mr. Johnson were not present at these meetings and they did not vote.

Longview

Ms. Colwell stated that she received a letter from Mr. Ellis stating that with the winter weather they have not completed punch list items. She stated that Mr. Ellis asked to be on the agenda for the June meeting and that they will have everything done by then. She stated that the board is holding a \$125,000 bond.

Mr. Hopkins stated that there was not much to be done and some things should have been done by now. He stated to ask them to come to the May 23, 2001 Meeting.

Chaplin Hills

Ms. Colwell stated that she received a letter from Mr. Horne on a garage being built on Chaplin Hills. She stated that he is working for Mr. Faragi and they are concerned that this is for a business. She stated that Mr. Moultrie informed her that during the storm a lot of silt drained into the road.

Mr. Moultrie stated that road should be worked on nothing has been done and the road should be completed or stabilized.

Mr. Sarno asked if Ms. Colwell has talked to Mr. Favaloro attorney for Mr. Faragi.

Ms. Colwell stated that she has not spoken with Mr. Favaloro. She stated that she has asked Mr. Faragi to come to the April 25, 2001 Meeting. She stated she also asked Abbey Road to come to that meeting.

Mr. Moultrie stated that if Abbey Road does not come to the meeting then the Board might want to finish the Subdivision.

Access road

Mr. Sarno asked who is asking for comments on the Access Road.

Ms. Colwell stated that MEPA is asking and that the board should send a letter letting them know that the intention of road is to be for a commercial roadway.

Mr. Sarno stated that the Access Road Committee worked hard to find an area in Town for light industry and to keep industrial in one area. He asked Ms. Colwell to draft a letter for the Board.

Rate of Development Article—revised date

Ms. Colwell stated that the correct date should be July 1, 1994 per Alex Evangelista.

Ms. Colwell stated that she talked to the Town's attorney Kopelman & Paige about comments on Rate of Development Bylaw Article. She stated that they wanted to know if the board wants to add any further language. She stated they ask if this exemption would be for a town resident only. Ms. Colwell stated she was not sure where the date came from.

Mr. Sarno stated date should be from Rate of Development Bylaw.

Mr. Evangelista stated that he agrees with needing a date.

Mr. Moultrie stated that attorney's recommend using June 25, 1995.

Mr. Sarno stated that the intent is not trying to say for Georgetown citizens only. The Board wanted a bylaw for someone paying taxes in the Town.

Mr. Hopkins stated that exemption is for the property owner and they do not have to state whether resident or not.

Board agreed to add after the words "common ownership" "by the property owner applying for the exemption". In the letter from the attorney he stated that by adding this language they would avoid a new property owner seeking to take advantage of a prior owner's common ownership.

Ms. Colwell stated that #4 asked whether intent was for a family owner.

Mr. Sarno stated that the intention was not to tell who could build but was with the intention to let an owner build one lot.

Mr. Moultrie stated that only one lot could be built and they can not subdivide later.

Mr. Hopkins stated that with a Special Permit the language should be spelled out.

Mr. Hopkins made a motion to make the above changes to Article 16, Rate of Development Amendment. Second by Mr. Moultrie. All in favor 5-0.

Public Hearing
Whispering Pines-Definitive Subdivision
Raymond's Creek-Independent Senior Housing

Mr. Sarno stated to the audience that he would like to see more people come to meetings. He stated that all projects are in our backyard. He stated that it helps the board and developer to have the public's input. He stated that the Selectmen have openings on various boards and if anyone can be of help they should contact the Selectmen.

Mr. Sarno stated that the Board would not be making a decision tonight on these plans. He stated that the proponent will present the plans then the Planning Board and the Towns Consulting Engineer would make comments. Then he stated the audience could make comments. Mr. Sarno introduced minute's secretary Janet Pantano, Town Planner Kathleen Colwell and Larry Graham, Consulting Engineer. Mr. Sarno explained that Mr. Graham has only given these plans a cursory exam. Mr. Sarno introduced the Board.

Tom Manna of Atlantic Engineering presented the plans. He stated that they are proposing to build on 36.8 acres. He stated that they are proposing to build Senior Housing. He stated that 4.2 acres are in Rowley. He stated that the ratio's they are using have all been taken from the Georgetown Bylaws. Mr. Manna stated that 28.08 acres upland in Georgetown. He stated that there would be 26 buildings with 78 units. He stated that 12 of the units would be affordable units for Georgetown residents. He stated that they could build 112 units but are only proposing 78. He stated that there would be a sidewalk on one side of the roadway. He stated that they are showing access from a proposed cul de sac. He stated that they would have an emergency access from the proposed 5-lot subdivision. He stated that they are providing a 50-ft buffer zone to all abutters and a 20-ft buffer zone to the Senior Housing. Mr. Manna explained the traffic that this plan would generate.

Mr. Manna stated that they are proposing a separate filing for the 5-lot subdivision Whispering Pines.

Mr. Sarno asked if they're where any questions from the board.

Mr. Hopkins asked if one plan is contingent on the other plan. He explained to the audience that there are three separate filings a Special Permit for the Senior Housing, a 5-lot subdivision and a Form A Plan.

Mr. Hopkins asked if the Board would be making three separate decisions.

Mr. Sarno stated that all three are tied together.

Mr. John Longo, developer stated that the reason the project was broken up was because the Raymond's would like to keep 4 lots for family. He stated that originally he had proposed a 29-lot subdivision.

Mr. Hopkins stated the bylaw allows 25 units and if more units are proposed then the proponent must have more open space.

Mr. Sarno stated that the Planning Board envisioned that if more than 25 units would be proposed than a certain percentage of open space would be added. He stated to pretend that the board is open to what is proposed, they are not.

Mr. Mannaetta stated that it is their interpretation that they have supplied the open space required. He stated that they have not included the land in Rowley.

Mr. Hopkins stated that they are not concerned with the land in Rowley. He stated that they have increased the amount of units and only increased the open space by 2%.

Mr. Mannaetta stated that they have proposed 12 affordable units and that this is more than required. He stated that they have supplied more space between abutters. He stated that the amount of children in these units is none and the amount of revenue for the town is good. He stated that from an economic stand point that this is more acceptable to the town and increases the tax base.

Mr. Hopkins stated that the bylaw clearly states that the applicant must supply more open space as required by the Planning Board. He stated that 2% more is not a good faith effort.

Mr. Sarno stated that the 29-lot subdivision that was proposed by the developer was not approved by the Board but was withdrawn by the developer.

Mr. Moultrie asked what the engineer used for criteria for determining the amount of open space. He asked if the company that did the traffic study were present.

Mr. Mannaetta stated that this was hired out and that the traffic study people are not here tonight.

Mr. Evangelista stated that Mr. Longo heard that the ISH Bylaw was passed that he waited to put this plan through.

Mr. Longo stated that they did wait to see if this bylaw would pass.

Mr. Evangelista stated that when bylaw was passed residents were concerned over 25 units and having more than 25 units in his opinion is too many units.

Mr. Longo stated that he submitted an 84-unit preliminary plan to the board and they told him to go forward.

Mr. Sarno stated that the Board did not endorse any plan or review a plan. He stated that they told him to go through the process but did not encourage him to submit a plan. He stated that there was a misinterpretation if Mr. Longo thought they endorsed the plans.

Mr. Johnson asked about the 287 vehicles per day. He stated that there are 906 vehicle trips per day now. He stated that he does not see any benefit to the town with this many units and only 2% more open space.

Ms. Colwell stated that a letter was received from the Water Department and Ms. Colwell read the letter to the audience. She stated that the Senior Housing Road and cul de sac need to be advertised separately and that the abutters would receive a letter. She stated that she feels the open space is not enough and that the open space on the plans should be set aside and should be marked on the plans.

Mr. Manna stated he had not received the letter from the Water Department.

Mr. Graham stated that he has not done a review of the plan. He stated that the traffic report is estimating 752 vehicle trips per day.

Mr. Manna stated that this amount was for 130 units and explained that this number was from the 80 units. He stated that they could have someone from the Traffic Study come to a meeting.

Mr. Graham asked about out fall pipe that goes under Mr. Maglio's property. He asked if the detention basins would be pumping into or out of for road. He stated that he could not trace pipe out to road.

Mr. Manna stated that he would get this information for Mr. Graham.

Mr. Graham stated that in the Senior Housing that the drives are set up with curb cuts every 50 feet. He stated that seniors walk a lot and that they could improve this. He stated that given the density the units are within 20 to 30 feet of each other. He stated that there is not much space between units. He stated that this is congested for a rural town like Georgetown. He stated that he would have more direction for the board at the next meeting.

Mr. Sarno asked if the audience had any questions.

Stephen Gondella, 44 Warren Street stated that he is across the street from this ISH and just moved here from Salem to get away from housing. He stated that

he was told that one home would be put in when he moved here. He stated that 20 feet between housing is unbelievable.

Matt Maglio, 49R Warren St. stated that the outflow was not meant for a project with this impact. He stated that this project would impact the Police and Fire Departments.

Dean Fantini, 40 Warren St. asked if they would be using gas and if not does the Municipal Electric have enough power for this many units. He asked Mr. Moultrie of the Highway Dept what the classification of Warren St would be.

Mr. Moultrie stated that Warren Street is a rural street and is in bad condition. He stated that the street could not handle this amount of traffic in its current condition.

Mr. Fantini stated that the units are called condo units and could they be rented out.

Ms. Colwell stated that all residents must be 55 years and older and guest can stay for not more than 45 days in a year. She stated that the units are not rental units and can not be rented out.

Mr. Fantini stated that you could not assume residents would have one car. He stated that if this was proposed closer to Town residents could walk somewhere.

Mr. Sarno stated that these plans have been sent to all boards and departments.

Ed Fantasia, 54 Warren St that all the open space he sees on the plan is bordered and is used as living area. He stated that the speed limit on Warren Street is 35mph and is too high with this additional traffic will be dangerous.

Jim Yavorski, 3 Belleau Woods stated that the outflow goes into his backyard he asked that they give serious study to the Maglio's and his property. He asks that they characterize what this area is like and any runoff that they need to be aware of.

Mr. Manna stated that the area has sandy soil and explained that under the Area Stormwater Storage Act that they must meet standards and that this area would be reviewed.

Ms. Colwell asked Mr. Manna to outline the drainage for the board.

Mr. Manna stated that the drainage would exit into the wetlands around the site.

Ms. Colwell asked about the septic systems.

Mr. Manna showed where septic systems would be.

Denise Gauthier, 6 Ordway St stated that this plan is too many units and should not be looked at.

Larry Mitkus, 9 Belleau Woods stated that they propose a sidewalk all through the development but there are no sidewalks on Warren St. He asked if the contractor should improve Warren St by adding a sidewalk if this plan is approved.

Mr. Sarno stated that the Planning Board could ask for off site improvements from the developer.

Steve Gondella, 44 Warren St asked who enforces the 55 years and older and children not moving in. He asked who keeps track.

Ms. Colwell stated that the building Inspector would enforce the bylaw. She stated that the people that live there would police themselves. She stated that the residents do not want children that is why they move here.

John Anderson, 6 Belleau Woods stated that he moved here from Danvers. He stated that this is a great rural area for raising kids. He stated that this plan looks like Danvers and he does not think this is a good plan for Georgetown.

Claire Parino, 37 Warren St stated that she is one of the property owners. She stated that this Property is for sale and they will sell it. She asked why no one asked for a sidewalk when Belleau woods was put in.

Sharon MacNutt, 47 Warren St stated that she has lived here all her life and this is her father's land. She stated that the subdivision is for her children. She stated that the area has changed they have been here for 6 generations and have loved it longer than any or them. She stated that they did not protest when their subdivisions were going in, how could they protest when we now want to develop our property.

Mr. Sarno stated that the need was not there before but now there is a need for improvements.

Ron Daubach, 10 Rainbow Ridge Way stated that he moved here for same reason of rural area he stated that the developer has to look at something more feasible.

Ed Fantasia, 54 Warren St stated that we no longer have yellow water it has been clear for 5 months now this will tax the system will we have more problems.

Linda Maglio, 49R Warren St stated that she is not against development but she is against the number of units proposed.

Mr. Evangelista stated that the Board could ask the developer to modify the plan or deny the plan.

Mr. Moultrie made a motion to have a 5-minute recess. Second by Mr. Evangelista. All in favor 5-0.

Mr. Sarno stated that the developer discussed their options. He asked Mr. Longo to speak.

Mr. Longo asked to withdraw the plans without prejudice and refund some of the fees paid. He stated that he plans to build on this site and told the residents that he would be around for comments for what to do.

Mr. Evangelista made a motion to accept the Withdrawal of Raymond's Creek, Whispering Pines and the proposed Form A. Second by Mr. Moultrie. All in favor 5-0.

Mr. Hopkins made a motion to return all but \$1500.00 of the application fee. Second by Mr. Moultrie. All in favor 5-0.

Mr. Sarno stated that if any other hearings are scheduled the abutters would be notified. Mr. Sarno stated that while the plans where filed separately all 3 plans were withdrawn. He stated that the abutters should take the developer up and contact him directly of what they would like to see on this site.

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

Board Business

Mr. Moultrie asked Mr. Graham for an update on Littles Hill.

Mr. Graham stated that he had no update on Littles Hill.

Mr. Sarno asked if a gate went up on the roadway under question.

Mr. Graham stated that there has not been a gate put in.

Mr. Glendell asks the board not to refund fees to the developer so that projects would have more thought go into them and not waste everybody's time.

Mr. Sarno stated that this is a balancing act and that they refunded funds on a similar plan.

West Street- LIP

Ms. Colwell stated that the Public Hearing on West Street is April 5. She stated that she had comments and she put a letter together for the Board. She stated that this is a different plan than was first submitted. She stated all units are single family units.

Mr. Moultrie stated that he had questions on the Open Space.

Ms. Colwell stated that she also had questions on the open space and she stated that the setbacks have not been met. She stated that Planning Board has stated that they would endorse if the plan met the bylaws. She stated that this plan does not meet the ISH Bylaw.

Mr. Sarno stated that the plan has gone backwards.

Ms. Colwell stated that there is 5-feet between some of the units.

Mr. Sarno stated his concerns are the developer stepping away from the ISH Bylaw and proximity of units.

Ms. Colwell stated that the ZBA has requested that a Planning Board member attend the meeting.

Mr. Moultrie stated that the lack of open space and the density concern him.

Mr. Evangelista stated that he also feels that the developer has stepped backwards he stated that he liked the first plan better.

Mr. Moultrie stated that he liked the other plan also.

Mr. Johnson stated that he agrees with the board.

Mr. Hopkins asked for the letter to state the grave concern of the board over the changes to the plan, the lack of open space and density of units.

Ms. Colwell stated she would compose a letter for the board to review.

CAI –update

Ms. Colwell stated that the electrical lines are under where the proposed detention pond was to go. She stated that Mr. Graham has approved the changes to the plan.

Mr. Johnson stated that the electrical should have been shown on the original plan.

Ms. Colwell stated the electrical was not shown on the plan.

Correspondence

Ms. Colwell stated that there was a letter on the Littles Hill Litigation and trial date.

Mr. Sarno asked Ms. Colwell to ask Ms. Leal to talk to the Board before this case goes to trial

Summer Schedule

Ms. Colwell talked to the board about a summer schedule.

Discussion on meeting once in July and once in August.

Board agreed to have meetings on the third Wednesday in July the 18th and the second Wednesday in August the 8th.

Vouchers

Payroll

Kathleen Bradley Colwell-----	\$856.96
Janet Pantano-----	249.75

Mr. Evangelista made a motion to pay. Second by Mr. Moultrie. All in favor 5-0.

Publications/Postage

Laidlaw Specialty Publications-----Renewal-----	\$140.00
Kathleen Colwell-----Postage-----	3.20
Janet Pantano-----Postage-----	37.40

Mr. Evangelista made a motion to pay. Second by Mr. Moultrie. All in favor 5-0.

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

Meeting adjourned at 9:55PM.

Minutes transcribed by J. Pantano.

Minutes accepted as written April 25, 2001.