

**MEETING
GEORGETOWN PLANNING BOARD
Public Safety Building
April 25, 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.

Maureen Lane

Mr. Sarno stated that the Board should look at Maureen Lane as a Court and Lane Plan.

Mr. Yako stated that before removal of the sidewalk they would perform test pits to verify if a rip rap fabric was put on the slope. He stated that they would look at what is buried and prepare a report on what they recommend is done. He stated that if the Board goes forward they would come out for 3 site visits and attend meetings.

Mr. Aulson made comments on the proposal regarding time at site and dollar amounts for site visits.

Mr. Moultrie asked when would they do a site visit.

Mr. Yako stated that they would go out and watch that the work is being done per their recommendations. Mr. Yako stated that the site visits would be for 6 hours on site and then time to prepare a site report.

Mr. Sarno stated that he does not have a problem with a not to exceed amount being given to GEI.

Ms. Colwell stated that the test pits are needed and we could run into trouble if we do not have them performed.

Mr. Sarno stated that some aspects might be able to be done by Subdivision Inspector of the Board. Mr. Sarno stated that he does not feel that this proposal is out of sight.

Mr. Yako stated that he could budget for a smaller site visit. He stated that it would depend on the length of time it takes for the work to be done.

Mr. Aulson stated that they do have a contractor to do the work. He stated that he would have Mr. Pandelena do the work. Mr. Aulson stated that there are tens of thousands of dollars in tech fees take the \$4,500 and maybe more and put away in a fund and if needed it could then be used to fix the area..

Mr. Sarno stated that they should perform due diligence before some thing happens.

Mr. Evangelista stated that they discussed at previous meeting of taking out the sidewalk at a certain station. He stated that the Board is concerned with the wall and what is behind the wall. He stated that they have to be sure that the wall is safe. He stated that they do not want to save the sidewalk.

Mr. Hopkins stated that they would want GEI out as much as they need to be to make sure the wall is done correctly.

Mr. Yako stated that he lives in Boxford and can go by and check on work on the wall on his way to work.

Mr. Hopkins stated that GEI has to be there as long as they feel is necessary.

Mr. Yako stated that they do not have to be present when they take out the guardrail.

Mr. Moultrie asked about compaction.

Mr. Yako stated that they do not need to do compaction, as they are not putting on soil.

Mr. Moultrie stated that he feels site visits should be done as an hourly rate.

Mr. Sarno stated that they could work on an hourly rate for site visits up to \$4,000.

Mr. Aulson asked why do test pits when they are taking out the sidewalk and can see everything.

Mr. Yako stated that the test pits would help them to find the top of the slope and verify if riprap is in place. He stated that he does not know where the top of the

slope is. He stated that if they find the top of the slope and rip rap fabric then they might not have to dig up the sidewalk and can just buttress the wall.

Mr. Sarno and the Board discuss whether to dig up the sidewalk and have the hourly rate kept at a cap of \$4,000.

Mr. Hopkins made a motion to have the fee as an hourly rate with \$4,000 as a cap for work on slope. Second by Mr. Evangelista. All in favor 5-0.

Brock Way/Definitive Subdivision cont.

Ms. Colwell stated that Mr. Enos has asked for an extension of time for the Definitive Plan for Brock Way.

Mr. Sarno asked when they would be ready to come back to the Board.

Ms. Colwell stated that they would like to return at the next meeting in May.

Mr. Moultrie made a motion to extend the Definitive Plan for Brock Way to July 25, 2001. Second by Mr. Hopkins. All in favor 4-0.

Mr. Johnson made a motion to extend the Public Hearing for Brock Way to 8pm on May 23, 2001. Second by Mr. Hopkins. All in favor 4-0.
(Note: Later in the meeting date was changed to June 27, 2001.)

Mr. Evangelista did not vote on this plan.

Deer Run-Public Hearing/Preliminary Plan

Mr. Sarno opened the hearing.

Mr. Larry Mitkus stated that Belleau Woods is not an accepted road.

Mr. Sarno stated that work was done on the cul de sac and they have to have as-builts done. Sarno stated that the goal of the board is to have town streets accepted. He stated that it has been hard to find someone to do the work. He stated that the Board had three streets accepted at the last Town Meeting. He stated that the Board hopes to have Belleau Woods ready by fall Town Meeting.

Mr. Yavorski thanked Mr. Moultrie for the great plowing of the street through the winter.

Mr. Sarno explained that the Board sends out the plans to an engineer for his review. He stated that Mr. Graham has given a report to the Board.

William Holt and Michael Cuneo from Professional Land Services presented the plans to the Board.

Mr. Holt stated that the land was developed as a one-lot subdivision with a driveway. He stated that the lot has a well with an on site septic system. He stated that the home is located on the middle of the site. He stated that the proposal is to make a 3-lot subdivision with on site septic and wells. He stated that road would be 20ft of pavement with a turn around and that the drainage would be the same as is now.

Mr. Cuneo stated that they did the drainage based on a 100-year storm. He stated they would have three basins of the open ditch type being 1-foot deep. He stated that this would take care of all drainage. He stated that the area has sandy soil.

Mr. Holt stated that there would be no drainage off site to the wetlands or neighboring properties.

Mr. Cuneo stated water would stay on site. He stated that drainage was designed for 100-year storm.

Mr. Holt stated that they would file with the ConsCom. He stated that two issues to discuss with the ConsCom are the driveway crossing the wetlands and widening the road. He stated that Mr. Graham would like the road in the center of the right of way. He stated that they would ask this of the ConsCom.

Mr. Holt stated that they are asking for three waivers. He stated that one is for the right of way. He stated that Mr. Graham requested that they ask the abutters to sell a portion of their land to the applicant to extend the radius.

Mr. Maglio stated that he is waiting for an answer from Mr. Schwartz and that the other abutter is here tonight.

Mr. Holt stated that the other waivers are for length of road and plan scale.

Mr. Johnson stated that they would have to go to Land Court on the changes.

Mr. Moultrie asked if there are any conditions on the one-lot subdivision.

Ms. Colwell stated that she did not think that there were any but she did not bring the original file on 49R Warren Street.

Mr. Holt stated that the previous plan stated that for the applicant to develop further that they must come before the Planning Board with a Subdivision Plan.

Mr. Sarno stated that the Board had received a letter from the Yavorski's an abutter and the Light Department. (Letters in file)

Mr. Moultrie asked Mr. Holt to comment on the drainage concerns of the abutters. He asked if the roadway would run along the Raymond's property.

Mr. Holt stated that the roadway would abut the Raymond's property and that they would allow the road to be used as a gated emergency access.

Mr. Graham stated that there is more developable land in the back of the lot. He stated that he feels that the applicant should move the housing back and that this would approve the drainage. He stated that there are no curbs and they are using country drainage. He stated that there is no treatment of water near ground level and he recommends dry wells for roof runoff.

Ms. Colwell stated that Mr. Michaud of 5 Belleau Woods sent an email with his concerns, as he could not attend the meeting. She stated that he had concerns over the wetlands and how the drainage would impact his property. She stated that he stated that the site has already impacted his property since it has gone in. She stated that he has concerns on trees being cut and if there were no buffer it would impact his property as it is a field.

Mr. Cuneo stated that they could address the issue of the trees. He stated that they could move the septic.

Mr. Jeffrey Bond 11 Belleau Woods stated that the proposed property does slope down to his property. He stated that he has fears that he will take more water if this is built.

Mr. Holt stated that they have revised the plans after receiving Mr. Graham's report on Friday.

Mr. Cuneo stated that they propose a basin in the rear of the property to retain water in this area.

Mr. Bond stated that his leach field is in the area near the proposed basin and he is concerned over this. He stated that he gets enough water and does not want any more.

Mr. Evangelista asked about the forward lot being eliminated and could they move the property line forward and have 2 lots in the back.

Mr. Holt stated that they did move the front lot back 23 ft and made the house smaller and moved the driveway. He stated that the septic system would be out of the wetlands.

Mr. Evangelista asked the Maglio's if they would consider this.

Mrs. Maglio stated that they want to build on the lot in the back for themselves. She stated that they know that the Raymond's will develop their property and by moving to the back they will have the privacy that they now have. She stated that the other lots would pay for the improvements to the road and other expenses.

Mr. Graham stated that he feels that should move the first lot to the back. He stated that if they can move the lot back this would be an improvement.

Mr. Graham stated that an Emergency access to this and the Raymond's proposed property would be a beneficial.

Mr. Sarno asked for comments from the audience.

Mr. Yavorski, 3 Belleau Woods stated that the letter he wrote was written after the Raymond's plan and before they knew about this property. He stated that he was told that their house should not have been built that the lot holds to much water, but that his lot is an approved lot. He stated that he is afraid the drainage from the proposed plan will further impact his lot.

Mr. Sarno stated that other homes in this area have had water problems also.

Mr. Yavorski stated that there is more blue on their plans.

Mrs. Yavorski stated that with the trees that have already been cleared they get water on their property that they did not have originally when they built their house. She stated that after the Maglio's house was built their property became wetter.

Mr. Graham explained about water and drainage into the land. He stated that they would require tests on drainage be done. He stated that they already did this on Whispering Pines.

Larry Mitkus, 9 Belleau Woods asked that the 36 feet of wooded area be left as is. He stated that the reserve area would impede upon this tree area.

The Maglio's stated they plan to leave this area wooded.

Mr. Sarno stated that no-cut areas are common to be a condition to the plan.

Mr. Mitkus stated that he has concerns that if the Maglio's decide to sell the property what will happen.

The Maglio's stated that do not plan on moving they plan on building the back lot for themselves.

Mr. Evangelista asked if they could condition that if there is a new owner that they would have to come back to the Board.

Ms. Colwell stated that if the property were sold the owners would have to build to the approved subdivision plan.

Mr. Maglio stated that they are going to have a condition that they would have to approve each lot.

Karen Hebert, 51 Warren Street stated that she is not against the plan but that they have been asked about a waiver for the right of way. She stated that she would like to see a plan as to what would happen to her property. She stated that she has a tree in the area that she does not want to lose.

Mr. Graham stated that the applicant's architect would be responsible to show them a plan and that the area would be a paper area.

Mr. Cuneo stated that they would do this.

Mrs. Hebert stated that she wants to be sure her Oak tree is not touched.

Mr. Sarno stated that there are leaching field issues, concerns of wetlands, requirement for perimeter drains, specific plans for abutters, issue with Schwartz property for right of way. He stated that these issues have to be addressed.

Mr. Maglio stated that he has had not heard from Mr. Schwartz.

Mr. Hebert asked what would happen if they do not give the land.

Mr. Sarno stated that it would then be up to the board to grant the waiver or not.

Mr. Maglio asked about Mr. Graham's request for the road to go through the wetlands and of then replicating them.

Mr. Graham stated that he likes to see road in the center of the property not running along the property lined.

Mr. Sarno stated that the applicant's options would be to come back with a revised preliminary plan and then have the applicant come back with a definitive plan or withdraw.

Mr. Moultrie and Mr. Johnson stated that they would like to see a revised preliminary plan.

Mr. Holt stated that they could get the changes in a week.

Ms. Colwell stated June 13 would be the next Planning Board meeting available to discuss this plan.

Mr. Maglio asked for an extension to July 1, 2001.

Mr. Johnson made a motion to extend the Deer Run Lane Preliminary Plan to July 1, 2001. Second by Mr. Hopkins. All in favor 5-0.

Mr. Hopkins made a motion to extend the Public Hearing on Deer Run Lane to June 13, 2001 at 8:00PM. Second Mr. Johnson. All in favor 5-0.

Mr. Sarno stated that the Raymond's gave a letter to the Planning Board of their support of the ISH. Mr. Sarno asked that a copy of the letter be given to all Board members.

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

Belleau Woods

Mr. Graham stated that Mr. Holt has as-builts already started on Belleau Woods. He stated that the board could review the plans to see if they would be acceptable. He stated he would contact Mr. Holt.

Abbey Road

Ms. Colwell stated that she and Mr. Moultrie went out to Abbey Road and the area is a mess.

Mr. Moultrie stated that this could not keep going on as it has. He asked what should the board do if work not done in 60 days.

Ms. Colwell stated that the Board should give the developer a punch list with a reasonable estimate of time for the work to be done and if the work is not done then the subdivision should be taken over. She stated that the curbing is a mess all over the site. She stated that this is from the contractors driving over the curbing. She stated that there is tubing, rocks, stumps, an area next to lot 7 that is a mess and has to be cleaned up. She stated one side of walk is seeded the other is not. She stated that the silt fence has to come down with ConsCom approval.

Mr. Graham stated that the project has been shut down over the winter. He stated that the as-built plan is 95% done. He stated that the sidewalk on right side is out of the right of way but is in a town easement. He stated that he would

send a copy of the as built to the board. He stated that the drainage at the site is working.

Mr. Moultrie stated that they would require a Certificate of Compliance from the ConsCom.

Mr. Sarno requested that a certified letter is sent to the owner that the Board requires the work be finished in 60 days or by July 1 and he asked that they be put on the next agenda.

Mr. Hopkins made a motion for a letter to be sent to Mr. Thomson for work on Abbey Road to be completed in 60 days of by July 1, 2001. Second by Mr. Moultrie. All in favor 5-0.

Chaplin Hills

Mr. Hopkins made a motion to send a letter to Mr. Brett to send sign off sheets to Planning Board to be signed by Ms. Colwell as previously requested. Second by Mr. Johnson. All in favor 5-0.

Ms. Colwell stated that they received a letter from Mr. Horne, whom is managing Chaplin Hills. He stated that he could not make the meeting tonight because of a family emergency. Ms. Colwell stated that their subdivision permit runs out on June 1, 2001.

Mr. Sarno stated that Mr. Faragi or Mr. Favaloro should be to whom they are speaking.

Ms. Colwell stated that she thought the permit that they issued was for a foundation only.

Mr. Sarno requested to have a representative come in at next meeting May 23, 2001.

Mr. Graham stated that they should also invite Mr. Thomson to that meeting.

Brock Way

Mr. Graham stated he received plans on April 19, 2001 he asked if the board had received a revised plan.

Ms. Colwell stated that the board has not received any plans.

Mr. Graham stated that he needs more time.

Mr. Sarno asked that the abutters be notified as to change of the meeting.

Ms. Colwell stated to change to June 23, 2001 for Brock Way.

Red Pine Way

Ms. Colwell stated that there is a Public Hearing on Wednesday May 16, 2001 at 7:30PM in Rowley.

Mr. Moultrie stated that Rowley has to be aware that the town is not in favor of this plan.

Mr. Hopkins stated the Board should send a letter explaining our history and that the Board has grave concerns over access through our town.

Littles Hill

Ms. Colwell stated that the barriers were moved but have been moved back.

Mr. Graham stated that there were some drainage problems with the rainstorm but that Mr. Manter was right on top of it and came right down.

Mr. Moultrie stated that they must not be under the Rate of Growth Bylaw as 3 to 4 homes are already built.

Ms. Colwell had a new form for the board to sign because Mr. Spear lost the original Partial release of covenant.

B & W Press

Ms. Colwell stated that B & W Press is before the ZBA and that she recommended that Mr. Graham review the Water Resource area for the proposed addition.

Town Meeting

Ms. Colwell asked that Mr. Evangelista present the Rate of Development Bylaw change.

Mr. Evangelista stated that he would do this.

Littles Hill/Affordable Housing Funds

Ms. Colwell stated that we have received the first check from the Spears on the Littles Hill Affordable Housing Funds \$6,666.00. She stated that this is \$2,222.00 per lot.

Discussion on where the funds would go.

Board stated that the funds should go into a Fund for an Affordable Housing Committee.

Mr. Johnson made a motion for the funds to go to the Affordable Housing Task Force subject to the Planning Board's review for any expenditure. Second by Mr. Hopkins. All in favor 5-0.

Computer Usage Form

Mr. Sarno and Mr. Johnson sign computer usage form .

Master Plan Committee

Ms. Colwell stated that she will meet with the Master Plan Committee on Thursday May 10th and she asked if any one on the Board members would like to attend the meeting.

She stated that a Master Plan member stated to her that they need funds and some guidance.

Discussion on what needs to be done.

Mr. Evangelista stated that he would be on this committee for the board.

Longview

Ms. Colwell stated that there is a drainage issue at Longview that has to be addressed.

Minutes

Board reviews minutes of March 28, 2001.

Mr. Hopkins made a motion to approve the minutes of March 28, 2001. Second by Mr. Moultrie. All in favor 5-0.

Bailey Lane

Ms. Colwell stated that Mist Development came into the office and showed her a plan for 25 units ISH off of Bailey Lane and Lake Shore Drive.

Board stated that they thought that they would like to see this plan for ISH.

Vouchers

Return of Funds

John J. Masterson-----	Raymond's Creek-filing fee-----	\$16,235.00
John J. Masterson-----	Raymond's Creek-Tech fee-----	12,000.00
John J. Masterson-----	Whispering Pines-filing fee-----	4,000.00
John J. Masterson-----	Whispering Pines-Tech fee-----	3,720.00
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Mr. Johnson made a motion to pay. Second by Mr. Moultrie. All in favor 5-0.

Technical

H. L. Graham, Assoc.-----	Bernay Way-----	\$120.00
H. L. Graham, Assoc.-----	Littles Hill-----	253.75
H. L. Graham, Assoc.-----	CAI-----	470.00
H. L. Graham, Assoc.-----	Whispering Pines-----	280.00
GEI-----	Maureen Lane-----	200.00

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

Office Supplies

American Speedy Printing-----	ZBL's-----	97.90
Essex Laminating-----	Zoning Maps-----	25.00
MAPD-----	Conference-----	70.00
Schwaab, Inc.-----	Date stamp-----	62.80
Allied-----	folders-----	50.50

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

Payroll

Kathleen Bradley Colwell-----	\$856.96
Janet Pantano-----	133.20

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

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

Meeting adjourned at 10:30PM.

Minutes transcribed by J. Pantano.

Minutes accepted as amended May 23, 2001.