

**MEETING  
GEORGETOWN PLANNING BOARD  
Public Safety Building  
May 23, 2001  
7:30PM**

Present: Peter Sarno, Chairman; Christopher Hopkins, Vice-Chairman 9:00PM; Jack Moultrie, Clerk; Glen Johnson, Alex Evangelista; Kathleen Bradley Colwell, Town Planner; Janet Pantano, Administrative Assistant

Absent:

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

**Chaplin Hills**

Ms. Colwell reminded the Board that the Subdivision Permit for Chaplin Hills ends June 1, 2001. She stated that she sent a letter to Mr. Faragi asking him to come to the meeting and update the Board.

Mr. Sarno asked if anyone had talked to Mr. Graham.

Mr. Horne, who was representing Mr. Faragi stated that Mirra Co. would start work on the road on Tuesday. He stated that the Mirra Co. has worked with Mr. Graham before. Mr. Horne gave a copy of the contract from Mr. Faragi and Mirra to the Board. Mr. Horne asked about gas being allowed on the site.

Mr. Moultrie stated that he had a call from the Gas Co. asking to be allowed to cut into the main. He stated that they could cut into the main but he would not allow any cutting of the new pavement.

Mr. Horne explained why they wanted to put in the gas. He stated that if they require new plans they would not do this.

Mr. Moultrie stated that gas was not on the original plan and he suggested that they talk to Mr. Graham and see if it is possible to still put it in. He stated that if it would not interfere with anything he is ok with the gas going in. Mr. Moultrie stated that they would not be cutting into the new pavement.

Mr. Sarno requested that before anything is done that there is an on site meeting with Mr. Graham and the Mirra Co.

Ms. Colwell stated that as of today no one has talked to Mr. Graham. She stated that they also have to set up an Escrow Account for Technical Review. She stated that the board is not holding any funds only lots. She stated that the account should have \$2500.00 minimum in it at all times.

Mr. Horne stated that he would take care of this. He stated that they are starting the first house this week. He stated that they might be building for three years and that they want to put down the final coat of pavement in the fall. He stated that this was done on Corinthian Way and Lantern Lane.

Mr. Moultrie stated that he would not accept the final coat of pavement on the road until the lots are built out.

Discussion on length of time to extend Subdivision Permit.

Mr. Johnson made a motion to extend Subdivision Permit on Chaplin Hills to June 1, 2003. Second by Mr. Evangelista. All in favor 4-0

### **Hawk Way**

Rob Nixon asked for the board to sign the release on a lot on Hawk Way. He stated that the lot has a detention basin on it and he needs it released for the Bank.

Mr. Moultrie made a motion to release Lot 2 on Hawk Way. Second by Mr. Evangelista. All in favor 4-0.

### **Minutes**

Board reviews minutes of April 25, 2001.

Mr. Moultrie made a motion to approve the minutes of April 25, 2001 as amended. Second by Mr. Evangelista. All in favor 4-0.

### **Master Plan Update**

Ms. Colwell stated that she and Mr. Evangelista met with the Master Plan Committee. She stated that Mr. Burke of MVPC is going to look over the documents that they have. She stated that they might use some funds left over from the Planning Board budget if the Master Plan Committee has a contract by end of June.

Mr. Sarno asked if they had a date on receiving the documents.

Mr. Evangelista stated that they should receive them in two weeks.

### **Red Pine Way/Rowley**

Mr. Sarno stated that he and Mr. Moultrie went to the Rowley Planning Board meeting on Red Pine Way. He stated that the developer was presenting the Plan to Rowley as if the Georgetown Planning Board had no rejection to the plan. He stated that Rowley gave them an extension until September 2001.

Ms. Colwell stated that Rowley did send plans to us and has kept the town in the loop.

Mr. Sarno stated that they are asking for a substantial waiver.

Ms. Colwell stated that Beechwood is accepted to the town line but the road was not built.

Mr. Kostora asked where this road and Subdivision was located.

Mr. Sarno explained the location near Longview.

Mr. Sarno asked Ms. Colwell if the Board could unaccept a subdivision road. He stated that the developer is going ahead and he would like to stop this if we can. He stated that the point of not paving to the town line was so this road would not connect to Rowley. He did not understand why we accepted this section of the road.

Mr. Johnson asked the length of road and if the home got its frontage off of this road.

Ms. Colwell stated that the lot gets its frontage off of this street and that is why it was accepted.

### **Warren Street**

Mr. Sarno explained the history of the plan. Stated that this is not a Public Hearing but wanted that abutters to be informed of what can happen and is a matter of public record.

Mr. Longo stated that this is an informal hearing but in the last year in a half they have covered all types of housing in town Family, Affordable, Senior Housing. He asked what the board is looking for.

Mr. Sarno stated that the issue is density. He stated that the Town is interested in Senior Housing.

Mr. Longo stated that it has to be in an economical feasible plan. He stated that this is 60 units and this is economical feasible for him. He stated that they have

to add a clubhouse and infrastructure. He stated that they now propose 60 units and that this works for them. He stated that they would ask for waivers if the numbers were reduced. He stated waivers would include the thickness of the roadway, curbing not granite.

Mr. Sarno stated that they have reduced the number of units to 60 from 80. He asked Mr. Longo what he would reduced units too.

Mr. Longo stated 57 units.

Mr. Sarno stated that for the number of units now proposed 84% of open space should be included, they are now giving only 50%.

Mr. Moultrie stated that 60 are too many units.

Mr. Evangelista stated that he feels 60 is too many units, feels that bylaw is for 25 units and this is too many over intent of bylaw.

Mr. Moultrie stated that he feels that they should not entertain this many units.

Mr. Evangelista ask if a smaller development could be put in and the landowners keep the rest.

Mr. Longo stated that he could not answer for the landowners.

Mr. Johnson stated that he agrees that the density is too high.

Mr. Sarno stated that this is a Special Permit and needs a super majority of the Planning Board to pass.

Mr. Parino, 37 Warren Street stated that the units would be in 20 buildings on a large lot of land back from the road. He stated that plan is cluster buildings with open space.

Mr. Sarno stated that 84% should be open space as required by the bylaw. He stated that the same formula as for the first 25 units should be used for any additional units. Mr. Sarno stated that the bylaw should be more specific on this, but that this is how the Planning Board intended the bylaw to read.

Mr. Wilson, 31 Warren Street asked how many lots could be built under a regular plan.

Mr. Longo stated they could propose 28 lots but with the Rate of Development Bylaw it would take too long to build with the other subdivisions being built now in town.

Mr. Wilson asked why not allow 20 buildings when 28 homes could be built.

Mr. Moultrie stated that the open space is not met with the 60 units.

Mr. Evangelista explained about the traffic and how the Senior Housing would have less traffic than homes.

Robynne Popielski, 28 Warren St asked about the traffic on Warren street and if any improvements would be made as this is a very narrow street.

Mr. Moultrie stated that the street was to be improved but with budget cuts it has not been.

Mr. Sarno stated that the board can request off site improvements and that they would asked for a traffic study.

Ms. Popielske asked the price of the units.

Mr. Longo showed pictures of a Topsfield Development and stated that they plan to build comparable units to this. He stated that they would be about \$300,000 with 9 units affordable. He stated that the affordable unit's exterior would match the rest of the units. He stated that the affordable units are losing units for him. He stated it would be nice to do 25 or 30 but it is not feasible for him.

John Anderson, 6 Belleau Woods asked would not homes be better than this plan. He stated that he is not familiar with the Senior Housing Bylaw.

Mr. Longo stated that permits might not be available because of other projects in town and the Rate of Development Bylaw.

Mr. Sarno stated that other single lots and ANR's also fall under this bylaw.

Ms. Popielski asks if other land in town would be better for Senior Housing.

Dean Fantini, Warren Street asked what type of meeting this was tonight and if any decision would be made.

Mr. Sarno stated that there is no plan before the board to vote on tonight. He stated that this is just an Informational meeting so no one is out of the loop. He explained again that the board does not have to notify abutters for a preliminary meeting but that the Board wanted the abutters input.

Mr. Fantini stated that where there is development going in and other residents in the area would also be affected shouldn't more than abutters of 300 ft be notified. He stated that he feels the whole street should be notified. He stated that he is concerned with the density of the development, with the community center and

how it would be used, with delivery trucks, if there would be food service and traffic issues. He stated the developer is using the bylaw as a route to bypass the Rate of Development bylaw. He stated that in his opinion the board should hold with 25 units with open space and not grant waivers. He stated that if the Board were looking for feedback, he personally would like to see a small development on large lots.

Mr. Longo stated that they have worked to come with a plan that works for the neighborhood and town.

Stacy Yavorski, 3 Belleau Woods asked if the plan still would have the four lots for the sellers of property.

Mr. Longo stated these are for the owners of the property and their family and would be a part of the plan. He stated that the open spaces behind these lots is not buildable. He stated that all 40 acres are used by the plans.

Dan Kostura stated that the bylaw requires all open space to be upland land.

Mr. Wilson, 35 Warren Street stated that he has lived here for 30 years and has known this land would be developed. He asked what else could happen to this land.

Mr. Sarno stated that the developer could come back with a 40 B, which would bypass the Planning Board.

Mr. Longo stated that they could go to the ZBA with a plan because if the Planning Board turns you down you are done. He stated that if you go to the ZBA and they refuse you then you can go to the State Housing Board and they can overturn the decision. He stated that under this 120 units could go in.

Mr. Hopkins arrived.

Mr. Parino, 37 Warren Street asked why the Planning Board would have the Rate of Development bylaw. He asked when the bylaw went into effect why did the Planning Board go for this.

Mr. Sarno explained how the bylaw was reduced to 20 permits per year at Town meeting by the Town's people not the Planning Board.

Mr. Parino stated that this bylaw is hurting the town's people. He stated that he knew nothing about it and asked why people were not aware of the bylaw.

Mr. Sarno and Mr. Hopkins stated that the bylaw was well advertised and the town's people voted at Town Meeting for this Rate of Development bylaw.

Mr. Parino stated that wouldn't this plan help the town with the affordable housing.

Board explained that the Town has these 40B's because the Town has not met the Affordable Housing.

Mrs. Wilson, 31 Warren Street stated that the entry to this project is 50 feet from her home and that the Senior Housing would have less traffic than a Subdivision. She stated that she would not say affordable couldn't be in her back yard. She stated that the housing would be back off the road and would not be visible from the street.

Mr. Sarno stated that traffic for Senior Housing is less than a subdivision.

Mr. Sarno and Mr. Moultrie stated that they would consider Senior Housing if the formula for Open Space were met.

Mr. Hopkins stated 60 units are too many.

Mr. Sarno stated that with 40 units they would require 60% open space.

Mr. Longo stated that he is trying to justify why he needs more than the 25 units. He stated that he is not comfortable proceeding unless he knows if the 1.5% open space is what the board is looking for.

Mr. Sarno stated that he would look at a plan if it has the open space required.

Mr. Evangelista stated that he would look at a plan if it meets the formula.

Mr. Hopkins stated that this is a political decision and can give no answer but would look at a plan if it were presented.

Mr. Moultrie stated he would look at a plan but would be tough on any waivers on the infrastructure.

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

### **Abbey Road**

Ms. Colwell stated that there are some issues on the sidewalk. She stated that she marked in red the areas that are out of the right of way. She asked how does the town want to handle this, leave and do nothing or talk with the homeowners and get easements, or have the developer move the sidewalks.

Mr. Moultrie stated he would want to get the easements from the homeowners.

Ms. Colwell stated that the board has stated that they would vote to take over the Subdivision if nothing is done by July 1, 2001. She stated she would send a letter to the developer that they need easements in addition to work already on list.

### **Longview**

Ms. Colwell stated that she has had no update from the developer. She stated that they still have the Lot 14 drainage issue. She stated that the report from Mr. Patrowicz on the drainage suggested to get an easement for swale, and require as-built. Ms. Colwell explained the issue and the history of the lot. She stated that a letter from board was sent to the Building Inspector not to issue an Occupancy Permit. She stated that the Building Inspector issued the Permit.

Mr. Evangelista stated the developer is responsible for this.

Mr. Sarno stated that the board should forward letter to Mr. Ellis, and cc to the Homeowner and Mr. Brett.

Ms. Colwell stated that she requested that Mr. Ellis come to the tonight meeting and that he is not here. She stated that she would put this issue on the June agenda and talk with Mr. Ellis.

### **Policy for Informal Meetings**

Discussion on policy for informal meetings.

Mr. Moultrie stated that he feels that Ms. Colwell is the Planner and the board should trust her judgement.

Board agreed.

### **CPA-representative**

Mr. Sarno asked who is on the committee and someone from the board should be on the committee.

Mr. Evangelista stated that Tillie Evangelista and Beth Kostora are on the Committee.

Mr. Sarno asked about access to the Chaplin Hills property that Mr. Horne has proposed to the Selectmen. He stated that the land is land locked.

Mr. Moultrie stated 40% is wet, topography is up and down.



### **Housing Certification**

Ms. Colwell stated that she is filling out the form so the town can be housing certified so the town can receive grants.

### **Correspondence**

Letter from Mr. Brett on Littles Hill.

Mr. Moultrie stated that Mr. Brett is the enforcer of the Zoning Bylaw.

Mr. Sarno stated that the planning Board made a decision at the time of their interpretation of the bylaw.

### **Town of Georgetown Calculations (acres)**

Mr. Evangelista gave the members a copy of the Town of Georgetown Calculations and explained it to the board. He stated that 70 acres of land has to be for affordable housing in Georgetown. He stated that the Town now has 18 acres. He stated that the Town only has to develop 14 acres per year.

### **Brook Street**

Ms. Colwell stated that Mr. Bonazoli of the ZBA left a message about an ANR plan on Brook Street. She stated that he was asking for the board's advice. She stated that the main issue is getting water to the house. She explained the issue, which she stated, is very confusing. She stated that the Water Department wants the ZBA to grant a waiver not the Water Department.

Mr. Moultrie made a motion to tell the ZBA to send the issue back to the Water Department. He stated that they could not change the frontage. Second by Mr. Johnson. All in favor 5-0.

### **LIP- West Street**

Mr. Evangelista stated that the LIP program must come before the Planning Board.

### **Groveland Planning Board**

Ms. Colwell asked the board about lots in Groveland changing residential to Industrial. She stated that they should request a buffer.

### **MVPC-Dinner**

Ms. Colwell asked who would go to the Dinner and what they want to eat.

**Summer Schedule**

Ms. Colwell stated that they should change the August meeting to August 18 to space the meetings better.

Board agreed that they should meet in August on the 18<sup>th</sup>.

**Lake Ave**

She stated that she received a Letter that no road would be going through on the ANR lot.

**Reorganization of Board**

Mr. Sarno made a motion for Mr. Moultrie to be Chairman.

Mr. Moultrie declined because of commitments.

Mr. Hopkins made a motion for Mr. Sarno to stay as Chairman. Second by Mr. Evangelista. All in favor 5-0.

Mr. Evangelista made a motion for Mr. Moultrie to stay as Clerk. Second by Mr. Johnson. All in favor 5-0.

Mr. Moultrie made a motion for Mr. Johnson to be Vice-Chairman.

Mr. Johnson declined because of commitments.

Mr. Sarno made a motion for Mr. Hopkins to stay as Vice-Chairman. Second by Mr. Johnson. All in favor 5-0.

Mr. Sarno made a motion for Mr. Evangelista to stay as MVPC Representative. Second by Mr. Johnson. All in favor 5-0.

Mr. Johnson stated August might be his last meeting.

**Vouchers**

**Office Supplies**

U. S. Postal Service-----	Postage Meter-----	\$100.00
American Speedy Printing-----	10 Subdivision Reg's & Maps-----	53.45
Janet Pantano-----	Postage-----	35.10
Kathleen Colwell-----	Postage-----	2.44

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

**Technical Review**

H. L. Graham, Assoc.	P. B. General	160.00
H. L. Graham, Assoc.	Littles Hill	82.50
H. L. Graham, Assoc.	CAI	272.50
H. L. Graham, Assoc.	Brock Way	80.00
H. L. Graham, Assoc.	Deer Run Lane	521.25
H. L. Graham, Assoc.	Belleau Woods	40.00

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

**Payroll**

Kathleen Colwell	\$856.96
Janet Pantano	\$199.80

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

**Snow Removal**

Mr. Moultrie stated that they need a process for snow removal in unaccepted Subdivisions. He stated that they should have a discussion at a meeting.

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

Meeting adjourned 10:45PM.

Minutes transcribed by Janet Pantano.

Minutes accepted as amended June 13, 2001.