

**MEETING
GEORGETOWN PLANNING BOARD
Public Safety Building
June 13, 2001
7:30PM**

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

Absent: Glen Johnson

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

Minutes

**Discussion
Chaplin Hills**

Mr. Sarno explained that at the last meeting Mr. Horne updated the Board on the Faragi land proposal.

Ms. Colwell explained that there is a site visit June 16, 2001 at 2:00 p.m. and that the Selectman are looking for input from the Land Use Boards.

Mr. Horne stated that he did a site walk with the School Committee and Selectman at the site today.

Ms. Colwell stated that Mr. Faragi plans to develop the land if the Town does not buy it, but there are issues of length of road and access.

Mr. Evangelista asked if the land is marked.

Mr. Horne stated that he has had it flagged.

Mr. Sarno asked if there is another access but through Chaplin Hills Subdivision.

Mr. Horne stated that yes they do have another access to the land.

Mr. Moultrie asked if they had this in writing.

Mr. Horne stated that they do not have anything in writing but that Mr. Faragi is in discussion with others landowners.

Mr. Moultrie asked if this monetary value is included in the price of the land.

Mr. Horne stated that it is not.

Mr. Moultrie asks if Mr. Horne could discuss the Brook Street issue.

Mr. Horne stated not at this time.

Mr. Sarno stated that the Board would discuss Land Option at the next meeting.

Mr. Hopkins asked for a copy of the plan for the board.

Mr. Horne stated he would get a copy for the Board.

Mr. Sarno stated that Ms. Colwell had a meeting with Mr. Horne and Mr. Graham to discuss Chaplin Hills and waivers for the subdivision.

Ms. Colwell stated the grass strip was reduced, on the roof drains into the drainage system they would look at individual properties.

Mr. Moultrie stated they could do this as long as the drainage does not go into the Town system.

Mr. Sarno stated that Mr. Graham could make a site decision and let the board know.

Mr. Hopkins made a motion to approve the changes to the Chaplin Hills Subdivision Plan. Second by Mr. Evangelista. All in favor 4-0.

Long View

Mr. Ellis went over the list of items to be finished on Long View with the Board. He stated that the As builts and Street Acceptance Plans have to be done. He also stated that the bounds are in, but two are in driveway locations. He asked the Board if they could use something other than granite bounds in these locations. Mr. Ellis stated that the easiest is to put stakes in the driveway.

Mr. Moultrie stated that he should take this up with Mr. Graham, as this could be a policy question. He stated that they could be pulled out our paved over.

Ms. Colwell stated that they could move location of the bound, but that it should be discussed with Mr. Graham.

Mr. Timothy Ford stated that they should not move the bound as this can cause problems later.

Mr. Sarno asked if they would have the street ready for Fall Town Meeting.

Mr. Ellis stated that they would. He stated that the street trees that had died have all been replaced and one of those is to be replaced in the next 30 days. He stated that the gas gates have been lowered, island has been finished, and weeds from curb removed. He stated that the silt from basin has not yet been removed.

On Item 14 Mr. Ellis explained issue of how drainage issue came to be. He stated that he met with Mr. Brown, the homeowner and they will fix the wall and put fabric down.

Mr. Brown stated that it is worth a try.

Mr. Sarno stated that he does not want to delay this being done but should the Board run this by Mr. Graham.

Mr. Moultrie asked who is responsible to be sure the lot is built as per the plan.

Mr. Ellis stated that the Building Inspector is the Zoning bylaw enforcer. He stated that this lot went out of the system.

Mr. Moultrie stated that what is done should not be a Band-Aid plan.

Mr. Sarno stated that they should have Mr. Graham go out and make a suggestion.

Mr. Ellis stated that this is not his issue.

Mr. Hopkins stated that Mr. Ellis is stating he is not responsible. He asked what would he be willing to do to fix this situation.

Mr. Ellis stated that he would put a pipe in and he feels that this will fix the problem.

Mr. Hopkins asked if he would be willing to have Mr. Graham go out and look at the site.

Mr. Ellis stated he would.

Mr. Sarno stated that his fear is that if the Board says to do what Mr. Ellis wants to do that it looks like they approve his plan. He stated that he would like Mr. Graham to look at the site.

Mr. Evangelista stated he would like for Mr. Graham to look at the site and if he agrees with Mr. Ellis's plan then ok to go with it or if not then figure out a solution.

Mr. Brown stated that what is there is a fix by the builder that did not work and his concern is that he wants what is done to be a permanent fix.

Mr. Moultrie stated that the Board had told the developer that with 6-8 builders that the developer would be accountable for the builders building according to the plans.

Cedar Lane

Mr. Hopkins excused himself from voting on this ANR plan.

Mr. Keilty stated he filed an ANR plan and explained the plan to the Board.

Mr. Evangelista stated what parcel was to be deeded to the town.

Mr. Keilty stated that Parcel B was to be deeded to town but was not.

Mr. Moultrie asked why the condition was not adhered to.

Mr. Keilty stated the condition was not adhered to and there was discussion on building a Tot lot on the Parcel.

Mr. Moultrie stated that he does not feel that the lot is entitled to endorsement as presented.

Mr. Moultrie made a motion to deny the ANR on Parcel B Cedar Lane. Second by Mr. Evangelista. All in favor 3-0. Mr. Hopkins did not vote on this plan.

Regency Way

Ms. Colwell explained that the Board had left this issue with Mr. Favaloro to research and then see if the Board should go forward or go to Town Council.

Mr. Favaloro explained plan and history. He stated that by his research that he does not see how the Planning Board can withhold permit from an approved plan. He stated that they are asking the Planning Board to allow the Building Inspector to sign the building permit.

Mr. Moultrie stated that they are pointing out that the Planning Board messed up by allowing home to be built without the road being built.

Mr. Ford stated that they are not dismissing the homeowner's rights. He stated that they are giving her a road access.

Mr. Moultrie stated that he feels that this should be sent to Town council.

Mr. Hopkins stated that this would help the homeowner because it would give an easement to owner so that they would have a legal access. He stated that before we were cutting off the owner from their property, but the easement will alleviate the problem.

Mr. Evangelista stated that he agrees with Mr. Hopkins.

Mr. Moultrie stated that he is uncomfortable with the plan.

Mr. Moultrie made a motion to go to Town Council. Second by Mr. Evangelista. Vote 1-3 not in favor.

Mr. Hopkins made a motion to endorse building permit application for Regency Way with easement and written approval from abutter as beneficiary of easement. Second by Mr. Evangelista. Vote 3-1 Mr. Moultrie not in favor.

Mr. Moultrie stated that they should notify the Lending Institution of the plan.

Mr. Favaloro stated that he would not have a problem with notifying the bank but only with the approval of the homeowners.

Mr. Moultrie made a motion to notify the Lending Institution. No second.

Deer Run

Ms. Colwell stated that they received a letter tonight from the Fire Dept. and an abutter.

Mr. William Holt and Mr. Michael Cuneo of Professional Land Services, L.C. presented changes to the board.

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William Holt explained that they would change from 40' to 50' width of road up to first lot then a 40' right of way and if the Raymond developer asks for Emergency access they would upgrade the road.

Mr. Graham stated that he is ok with this and that it sets it up if they do want to hook up with the Raymond property. He stated that this was a suggestion from the Electric Department for the 50-ft right of way.

Ms. Colwell stated the Electric Dept has asked for the 50' for room for utilities.

Mr. Maglio stated he has been given an estimate for electricity already.

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Mr. Holt stated that they have not heard from Mr. Schwartz on the radius and they did a sketch for the Hebert's.

Mr. Maglio stated that Hebert's have not said no when he talked to him.

Mr. Hopkins stated that without Mr. Schwartz they do not have the radius and would require a waiver.

Mr. Graham stated that they should take the easement from the Hebert's if they will allow it.

Ms. Colwell stated that the board did agree on the original plan to no radius.

Board looked at letter in file on radius for 49R Warren St and at the Decision and the Covenant.

Mr. Maglio went to his car to get the original plan.

Mr. Moultrie asked about the condition on no further extension of the road. Also says no further development unless they come back with a subdivision plan.

Mr. Hopkins stated that it states road may not be extended.

Mike Michaud, 5 Belleau Woods stated that he had no problem when one house went in and they were told no more homes would be going in. He also stated that he has concern over Raymond's joining with this site. He stated that the abutters backed off when only one lot was going in and the owners assured the abutters that this was all they were doing, now 5 years later they are back.

Mr. Maglio stated that the abutters are concerned about access with Raymond's. He stated that this would only be an emergency access and looping of utilities.

Mr. Sarno explained the issue with Mr. Michaud.

Mr. Michaud stated that originally only one house and now 3 then emergency access and then maybe access.

Mr. Hopkins asked abutters about drainage to their property after first home was put in.

Mr. Michaud stated that drainage goes between his and the Yavorski's lot. He stated that Lot 2A is more invasive than the original lot he could lose his driveway.

Stacy Yavorski stated that their lot was basically dry until this lot was put in. She stated that about 100 trees were cut down. She stated that every major storm they are getting more water. She stated that their leaching field is being replaced after 4 years and it would be larger than their house. She stated that they are very concerned over the additional homes.

Mr. Graham stated he has drainage concerns over the first lot. He stated that they have come back with some additional detention basins. He stated that he has not walked the area. He stated that whatever action the board takes they should not approve 3 lots until they get to the definitive stage and he gets into more detailed a review.

Mr. Cuneo stated that they have talked with the ConsCom and the drainage would be better than it is now. He stated that there would be zero increase in runoff.

Mr. Graham stated that runoff would be better than it is now.

Mr. Michaud stated that the ConsCom member at the site walk on Saturday stated that the wetlands have changed. He stated that if there are further changes then there would be further changes to the wetlands.

Mr. Graham suggested that soil test are done.

Mr. Hopkins stated that the Board should have further explanation of the covenant. He stated that # 4 states no further extension of the road.

Mr. Evangelista stated that the Board should have this language checked out with Town Council.

Ms. Colwell stated that a plan titled Option 1 that the Maglio's first presented had no extension of the road, but had frontage for an additional lot.

Mr. Sarno asked the date of decision for this plan.

Ms. Colwell stated that June 29, 2001 is the deadline.

Mr. Sarno stated that the Board has to request the Selectman to send this to Town council so it may take a while.

Mr. Maglio asked for an extension to August 22, 2001.

Mr. Hopkins made motion to extend the decision date to August 22, 2001.
Second by Mr. Evangelista. All in favor 4-0.

Mr. Moultrie made a motion to have Town Council look at the covenant on 49 R
Warren Street. Second by Mr. Hopkins. All in favor 4-0.

Mr. Maglio asked if they should continue to discuss tonight.

Mr. Sarno stated why pay the engineer if they would not be going through with
the plan. Mr. Sarno asked if there are any other major issues to discuss.

Mr. Holt stated the fire hydrant placement. He stated Mr. Graham would like the
hydrant to be at the end of the cul de sac.

Mr. Graham stated that the Board would not want to set a precedent of not
requiring a hydrant with a road of this length.

Mr. Sarno stated that they do exceed the length of road.

Mr. Hopkins stated he agrees with Mr. Graham.

Mr. Moultrie stated that he feels they should have the hydrant.

Mrs. Maglio asked if they could compromise.

Board stated that they could put the hydrant half way down the street and not go
to the end.

Mr. Moultrie asked who made the Fire dept decision.

Mr. Maglio stated that the Board of Engineers of the fire Department all agreed
that the hydrant was not required on the road.

Mr. Hopkins made a motion to continue 49R Warren Street to July 18, 2001 if we
hear from Town Council. Second by Mr. Evangelista. All in favor 4-0.

Mr. Sarno asked Mr. Graham about the As builds for Belleau Woods.

Mr. Holt stated that he has them and that he will work on them for the Board.

Jim Yavorski, 3 Belleau Woods stated that they would be doing their septic repair
soon. He stated that the ConsCom stated that their lot should not have been
built. He stated that they have taken no trees down. He asks that the Board look
at their lot and take into consideration the drainage and wetlands when they
make a decision.

Board Business

Red Pine Way

Mr. Graham stated that Red Pine Way in Rowley withdrew their plan tonight at the Rowley Planning Board Meeting.

Chaplin Hills

Mr. Graham stated that they moved the drainage to the high side of the road.

Ms. Colwell stated she had a letter from Mr. Horne that she would copy for Mr. Graham.

Mr. Graham stated that he has worked with Mirra Co. and that they do a good job.

102 Pond Street

Discussion on 102 Pond street and the new plan for 16 single family homes.

201 Central Street

Mr. Graham asked if he should be reviewing drainage and the retaining wall.

Board discussed and stated that Mr. Graham should be reviewing 201 Central Street.

Mr. Sarno asked Ms. Colwell to write a letter to Mr. Morrow asking for \$1500 for inspection and review of site work for the board.

Long View

Mr. Sarno stated to Mr. Graham that the board voted to have Mr. Graham to go out and look at the drainage issue at Lot 14 Long View.

Ms. Colwell stated that she would send Mr. Graham information on this site.

Digital Aerial Photography/MVPC

Mr. Evangelista stated that they wanted to do the photos when no leaves were on the trees. But with this years weather they were unable to get the photos so they will do the photos in the fall.

Ms. Colwell stated that Ms. Leal has asked if the three boards (Planning Board, Highway Department, and Assessors Office) could divide fee. She stated that it

would be \$2,200 a piece and we have the funds to do this. She stated that we also have funds for a computer.

Brock Way

Mr. Graham stated that they have made progress on the plan but that there is still a lot of work to be done on the plan.

84 R Thurlow

Mr. Graham stated that he has not received any plans on this.

401 East Main Street

Mr. Graham stated that it is a rudimentary plan.

Mr. Moultrie stated an appeal has been filed on this.

Mr. Graham stated 10,000sq ft. is a very small change.

Ms. Colwell stated that they needed a variance because they are in the Water Resource District.

Mr. Graham stated that he has a conflict on this plan and asked whether he should work on this plan for the Board.

Board stated that he should not be involved if he has a conflict.

Mr. Graham recommended CES in Newburyport.

Abbey Road

Mr. Graham stated that work has been done and he still has to set the bounds. He stated that he needs direction on whether to set bounds and finish the as built.

Ms. Colwell stated that they intend to get the easements. She stated that they do not want to tear up the sidewalk.

Long View

Mr. Sarno asked Mr. Graham about bound being put in a driveway. He asked about putting in a spike. He asked how does he feel about this.

Mr. Graham stated that he is ok with this as long as there are only a couple of bounds put in like this.

Snow Plowing

Mr. Moultrie asked Mr. Graham about the new policy for snow plowing in Rowley.

Mr. Graham stated that he does not have a lot of information on this but can get the information from the Selectmen in Rowley for Mr. Moultrie.

Mr. Moultrie stated that he would like to look into this.

Master Plan Committee

Mr. Evangelista stated he and Mrs. Evangelista and Laura Williams were appointed Monday at the Selectman's meeting to the Master Plan Committee. He stated that he has given information to Gaylord Burke that the Committee had. He stated that he would get an invoice to Ms. Colwell by June 30th for technical help.

Ms. Colwell stated that she talked to a women she worked with in N. Andover, Judy Barrett and she stated that a visionary statement would get people to focus on what needs to be done. She suggested that they use the Town money for land use element. She stated that she needs someone to get this done. She stated that she is working on the Community Development Plan.

Mr. Sarno stated that they gave bulleted items to the Master Plan Committee and asked Master Plan Committee to respond and to meet with the Board in the fall.

Ms. Colwell stated that you could not rely on a volunteer board for the Master Plan they need a facilitator. She had a copy of Rowley's scope of services. She stated that they are using their \$30,000 and an additional \$50,000 from the Town.

Town Hall Renovations

Ms. Colwell explained the reduction of space in the Planning Office and that now six people would be working in the office. She stated there would be no walls just modular units.

Mr. Sarno asked Ms. Colwell to draft what she would need to work at home and she may have to meet in a different office space when someone comes in.

Computer

Ms. Colwell showed the board estimates for a new computer.

Minutes

Mr. Moultrie made a motion to accept the minutes of May 23, 2001 as amended.
Second by Mr. Hopkins. All in favor 4-0.

Vouchers

- American Speedy Printing-----10 Zoning Bylaws-----\$97.90
- MVPC/Annual Dinner Meeting-----Ms. Colwell-----14.00
- American Planning Association-----Dues-----148.00

Technical Review

- H. L. Graham, Assoc.
 - Littles Hill-----\$55.00
 - CAI-----55.00

Payroll

- Kathleen Colwell-----\$856.96
- Janet Pantano-----224.78

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

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

10:45PM

Minutes transcribed by J. Pantano.

Minutes accepted as amended June 27, 2001.