

**MEETING
GEORGETOWN PLANNING BOARD
Public Safety Building
June 27, 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.

Abbey Road

Ms. Colwell stated that she went to Abbey Road with Mr. Graham on Monday evening. She stated that there were large boulders from blasting in the rear of the subdivision that do not look good. She stated that she has not seen easements from Mr. Thomson.

Mr. Moultrie stated that they could not accept the street without the easements. He stated that they do not have a Certificate of Compliance either.

Mr. Sarno stated that the Board is hoping to have the street accepted at this year's Fall Town Meeting. He stated the Board could take over the subdivision and finish. He stated that the Board is holding a significant amount of money.

Mr. Moultrie stated that they need the easements and that a homeowner put a fence in the Right of Way. He stated that the fence is 10 ft into the Right of Way and has to be moved.

Mr. Hopkins also stated that the fence would have to be removed.

Mr. Moultrie asked if Mr. Thompson knows he has to have all work done by July 1, 2001 including the easements.

Ms. Colwell stated that her letter stated the board would vote at the July 15 meeting on this development.

Mr. Evangelista stated that the board stated what they want done in the letter and at the meeting on July 15, 2001 they can vote to take the bond if work unfinished.

Mr. Moultrie made a motion for Ms. Colwell to send a letter to Mr. Thompson stating all work must be finished per the punch list, easements obtained and fence moved out of easement. Second by Mr. Evangelista. All in favor 5-0.

222 East Main St-Form A

Mr. Rudolph explained that Mr. Rando has a long narrow lot. He stated that Mr. Rando has a pool and uses part of his lot. He stated Mr. Rando would like to purchase a portion of his property and fence in around his pool.

Mr. Rando stated that it is just an extension of the rear lot line.

Mr. Moultrie made a motion to endorse Form A-222 East Main Street. Second by Mr. Evangelista. All in favor 5-0.

Nelson Ave –Form A

Ms. Sandy Martin explained the history of the property. She stated that they moved the lines to make both lots conforming lots.

Ms. Colwell stated that they have to make both lots conforming.

Ms. Martin asked if this lot would fall under the Rate of Development Bylaw.

Board stated that it would fall under the Rate of Development Bylaw.

Mr. Hopkins made a motion to endorse Nelson Ave-Form A. Second by Mr. Moultrie. All in favor 5-0.

Pillsbury Pond

Mr. Johnson left the meeting as he has a conflict.

Board read letter from Robin Leal, Town Administrator on letter sent to Kopelman and Paige on Pillsbury Pond.

Mr. Sarno explained the issue on the Rate of Development Bylaw and the chronology of the plan. He stated that the plan was resubmitted in 1998 and that this was a new plan with a new Planning Board. Board must decide whether and where this plan stands with the Rate of Development.

Mr. Evangelista stated that the Mr. Zieff presented the plans at first and on the resubmitted plan his son Steven Zieff presented that plan. Mr. Evangelista stated that Steven Zieff was not involved in the first plan.

Mr. Moultrie asked why the Planning Board is being asked to decide and not the Building Inspector as he is the Zoning enforcer.

Board stated that Mr. Zieff is subject to the 60 permit Rate of Development Bylaw.

Ms. Colwell stated that the 1998 plan did not stem from the 1994 plan.

Mr. Sarno stated that the board should not weigh in on the Rate of Development Issue. He stated that the Board could make a decision on the Chronology of the plan.

The Board stated that the 1994 plan was a separate plan.

Mr. Sarno requested that Ms. Colwell draft a letter for the board.

Mr. Sarno stated that Mr. Zieff might request a rapid development.

Brock Way

Mr. Graham stated he talked to Mr. Enos and suggested he come to the meeting to discuss the report.

Mr. Enos was not present nor was a representative to discuss his plan. Abutters were present.

Mr. Sarno stated that they would wait until 8:30 and if Mr. Enos has not shown up then they would not discuss the plan this evening.

Lot 14 Long View

Ms. Colwell stated that she went to the site with Mr. Graham and Mr. Ellis.

Mr. Graham stated that there is a problem there with drainage. He explained the water situation and how it heads to the owner's garage. He explained sketch to the board. He stated a larger riprap needs to be put down, a swale and a berm needs to be constructed 18 inches high. He stated that when this is loamed and seeded there should be no more problems.

Ms. Colwell stated that Mr. Ellis was present and that he stated that he would do the work. She stated that he verbally stated he would do the work. She stated that he is waiting for this sketch to be approved by the board.

Mr. Graham stated Mr. Ellis stated that he would do this over the next two weeks.

Mr. Sarno stated that he feels that Mr. Ellis should state in writing that he has accepted this plan with Mr. Graham and that he would do the work.

Brock Way

Mr. Moultrie made a motion to continue Brock Way to July 18,2001. Second by Mr. Hopkins. 4-0. Mr. Evangelista did not vote on this plan.

84R Thurlow Street/one-lot subdivision

Mike Walsh presented the plan on behalf of Mr. Ritter. Mr. Walsh explained lot and area and that they plan a one-lot subdivision. He stated that they plan an 18-ft gravel road with underground utilities. He stated that this was a woods road and that they plan to follow the road except for the fire truck turnaround. He stated that they would have a 50-ft right of way with no fill going to Mr. Harding's property. He stated that 84R Thurlow is lower than Mr. Harding's property. Mr. Walsh explained that Mr. Harding has a swale on his property that is overgrown and not working properly. He stated that they have offered to reconstruct Mr. Harding's swale. He stated that they would do this and would maintain existing drainage. He stated that they have plenty of upland property and the gravel pit is way behind the property. Mr. Walsh stated that there is a lot of land behind this property but that they do not plan to build back there. Mr. Walsh stated that they could build a road to subdivision standards but it would not be feasible with the wetlands. He stated that his original plan did not include plan to reconstruct swale for Mr. Harding. He stated that they would have to have Mr. Harding and the board's permission to do this.

Mr. Sarno asked if they would be requesting any waivers.

Mr. Walsh stated that they would be asking for a waiver on the road to be 14 ft, a waiver on the 25-ft radius, and no drainage in the driveway.

Mr. Johnson stated that no controls or bounds are shown on the plan.

Mr. Walsh stated that the lot has been surveyed.

Mr. Richard Harding, 80 Thurlow Street stated that he has been paying taxes on this land for 40 years. He stated that a previous developer took land on the other side of his land.

Mr. Moultrie asked if he had a plan of his lot.

Mr. Harding stated that his lawyer has a plan and that they are meeting next week.

Mr. Walsh stated that they are not involved in the lawsuit.

Mr. Sarno stated that no decision would be made tonight. He stated that Mr. Graham has not looked at the plan or drainage.

Mr. Moultrie asked Mr. Harding that if all works out between him and the developer would he be willing to let them do the work on the swale.

Mr. Harding stated that he would allow them to repair the swale if they come to an agreement.

Mr. Sarno asked Mr. Walsh if they would put the wording of "No further subdivision of this property".

Mr. Walsh stated that they would.

Thomas Shores, 73 Thurlow Street asked what a one-lot subdivision entertains.

Mr. Sarno explained what a one-lot subdivision is.

Mr. Shores stated that he would not like to see the land broken up at a later date.

Mr. Sarno stated that that is why they ask for plan to state no further subdivision.

Mr. Shores asked what is a 50-ft right of way.

Mr. Moultrie stated that they must have 50-ft right of way as a paper street. He stated that they should have a 50-ft right of way with a radius of 30 ft on either side. He stated that they have to have the required frontage and that they must have 80,000 sq. ft of land.

Mr. Harding asked if they could hot top the driveway in the future.

Mr. Moultrie stated that if it were in the covenant that they could not then they would not be able to.

Mr. Graham stated that he appreciates the intention of no fill but they have an area with a 16 % grade.

Mr. Walsh stated he could bring the grade down to 11%.

Mr. Graham stated that this plan could go under Courts and Lanes. He stated that the waivers should be measured against the Courts and Lanes standards.

Ms. Colwell stated that they had a letter from the Fire Chief and he states that the turnaround is large enough.

Ms. Colwell stated that the applicant has to request an extension.

Mr. Sarno asked Mr. Walsh when he would have plans ready for Mr. Graham to review.

Mr. Walsh stated that he could have the plans complete on Monday.

Mr. Sarno stated August Meeting and September Meeting could return.

Mr. Walsh requested to extend plan to September 28, 2001.

Mr. Moultrie made a motion to extend decision date to September 28, 2001.
Second by Mr. Hopkins. All in favor 5-0.

Mr. Moultrie made a motion to extend Public Hearing on 84R Thurlow Street to August 15, 2001 at 8:00PM. Second by Mr. Hopkins. All in favor 5-0.

Littles Hill

Ms. Colwell stated that Mr. Spear is here tonight for the board to sign Tripartite agreement, release of lot, and assigning of bond.

Mr. Graham stated he has been looking at Phase 2A and he explained the area. He stated that there is 900 ft of road and 9 lots off of this road. He stated his letter reflects the phases and a construction cost estimate.

Mr. Moultrie stated that trucks are still using Canterbury. He stated that when he was on Canterbury for a 2-hour period there were 4 trucks that came up the street and had to turnaround. He stated that the abutters have a legitimate concern.

Mr. Spear stated subcontractors know not to use Canterbury but it is there subcontractors who do not know. He stated that he would remind his contractors again not to use Canterbury.

Mr. Sarno stated that they should put up a sign on Andover Street stating that there is no access to Littles Hill off of Andover Street.

Mr. Graham asked about hammerhead.

Mr. Sarno stated that an abutter has a court case against the Board in this area.

Board discussed berm at hammerhead on Canterbury and when it will be constructed.

Mr. Spear stated that starting tomorrow they would be stripping Londonderry making it passable in case the King's win the Court Case and they need an emergency access.

Mr. Sarno stated that the hammerhead does not tie into any thing should they change it.

Mr. Graham stated that they should leave the plan how it is.

Mr. Moultrie had concerns on erosion if more Phases are started at the same time.

Mr. Spear stated that he had a long conversation with the ConsCom about this and they will be reseeding some areas.

Mr. Sarno asked for a summary as to what they plan to do.

Mr. Spear stated that he just did a letter to the ConsCom and he stated he would send a copy to the Planning Board.

Mr. Moultrie stated that as long as Mr. Graham is okay with what is happening he is ok with what they are doing.

Mr. Graham stated he did a Construction Cost Estimate. Mr. Graham went over estimates with the Board. He stated that the bonds should be keep separate from the Technical funds.

Mr. Spear asked if he should return at the next meeting and request a reduction of the bond on Phase 1 for work that is done.

Ms. Colwell stated that the bond for Phase IIA would be \$190,500. She stated that this would be \$127,000 plus 1.5% of that amount.

Mr. Moultrie made a motion for the Bond for Phase IIA to be \$190,500. Second by Mr. Hopkins. All in favor 4-0. Mr. Johnson was not present for this discussion.

Mr. Moultrie asked about people living in the development this winter and plowing of the streets. He stated that they have to discuss snow and ice before the winter. He stated that last winter they had some problems on the site with snow removal.

Mr. Spear stated that he would have someone other than he did last year do the plowing with a larger plow.

Mr. Graham went over the list of items that have been finished on Phase I and amounts that could be reduced on the Bond. He stated that the electrical and

streetlights at \$63,000 could be reduced by \$57,000 to \$6,000. He stated that Res. 03, 05 and 08 at \$30,000 could be reduced by \$20,000 leaving \$10,000. He stated that this would reduce the bond by \$77,000 then with the 1.5% multiplier total reduction would be \$115,500.

Ms. Colwell stated that they should have this in writing.

Mr. Moultrie made a motion to reduce the Bond on Phase I by \$115,500 leaving \$355,500 in the Tripartite agreement. Second by Mr. Hopkins. All in favor 4-0. Mr. Johnson was not present for this discussion.

Ms. Colwell stated that the lots Mr. Spear is requesting to have released are Lots 18,19, 20 Hillside Drive, 21, 29, 30 Londonderry and, 40, 41, 42, Hillside Drive.

Mr. Moultrie made a motion to release Lots 18,19, 20 Hillside Drive, 21, 29, 30 Londonderry and, 40, 41, 42, Hillside Drive. Second by Mr. Hopkins. All in favor 4-0. Mr. Johnson was not present for this discussion.

Whispering Pines/ Concept Plan

Board looks over a plan from Mr. Longo who asked the board to look at a concept plan. Mr. Longo was not present at meeting.

Ms. Colwell stated that Mr. Longo has been in touch with the ZBA about a comprehensive permit but that he does not want to go that way.

Board stated that there is not enough Open space on the concept plan. Board stated that if he eliminates 15 homes and road # 3 it might work. Board stated that they need upland open space.

Mr. Sarno stated that he feels Mr. Longo must meet the requirement of upland open space of 35% in Georgetown.

Board stated that if Mr. Longo presents a plan that meets the current regulations then the board would entertain a meeting with abutters present.

Chaplin Hills

Mr. Graham updated the board on what is happening at Chaplin Hills.

Brock Way

Mr. Graham stated that he had talked to Mr. Barry Enos and he thought he was coming. He explained the issues that need to be worked on and they include easements and drainage etc.

Chaplin Hills/Open space

Discussion on Mr. Faragi's offer to the Town to buy his property. Board discussed use of land as Open Space and the access or lack of to the property. Mr. Sarno stated that the Chaplin Hills Subdivision already exceeds length of road. He stated that access could not cross the roadbed.

Mr. Evangelista stated that the Town should have the land assessed by an independent agent.

Mr. Hopkins stated that the land does not have two accesses.

Mr. Hopkins made a motion due to a lack of an appropriate access to the parcel and without an independent appraisal that the Board does not recommend the purchase except for open space. Second by Mr. Moultrie. All in favor 5-0.

Computer

Discussion on new Computer and prices for the Planning Office.

Ms. Colwell stated that Technology Committee recommends that they buy a Dell Computer and that we rely on the School for assistance with any problems. She stated that they feel if all departments have a Dell computer, and there is a problem they can fix all the same way.

Board stated that the Dell computer is too expensive and they would prefer the Sunnytech computer.

Mr. Evangelista made a motion to go with Sunnytech for a computer. Second by Mr. Hopkins. All in favor 5-0.

Staffing Position

Ms. Colwell explained that she asked for an increase in hours for Ms. Pantano from up to 12 hours to up to 15 hours. She explained the process she went through and the letter she received from Ms. Leal.

Mr. Sarno stated that when he was at Town Hall today he told Ms. Leal that Ms. Colwell reports to the Planning Board. He stated that he explained that the board is very busy and could use the extra hours.

Mr. Moultrie stated that he had a similar situation with the Highway department and an Administrative Assistant position.

Mr. Moultrie stated that the Town has no written procedure and that Ms. Colwell followed the process that has been in use.

Mr. Evangelista stated that the increase in hours was voted on and approved at Town Meeting.

Correspondence

Mr. Sarno asked if the Getty Station would need to go under Site Plan Approval for the changes being made.

Minutes

Mr. Evangelista made a motion to approve the minutes of June 13, 2001 as amended. Second by Mr. Hopkins. All in favor 5-0.

Vouchers

Payroll

Kathleen Colwell-----to June 30-----\$428.48
Janet Pantano-----to June 30-----233.10

Kathleen Colwell-----to July 4-----\$443.48
Janet Pantano-----to July 4-----63.20

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

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

Meeting adjourned at 11:00PM.

Minutes transcribed by J. Pantano

Minutes approved as amended July 18, 2001.