

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
September 26, 2001
7:30PM**

Present: Peter Sarno, Chairman; Christopher Hopkins, Vice-Chairman;
Alex Evangelista; Jack Moultrie, Clerk, Dan Kostura,
Tim Gerraughty, Alternate Member
Kathleen Bradley Colwell, Town Planner; Larry Graham, Planning
Board Technical Review Agent & Inspector
Janet Pantano, Administrative Assistant

Absent:

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

Minutes

Board looks over minutes of September 12, 2001, August 15, 2001, and Executive Session of August 15, 2001.

Mr. Evangelista made a motion to approve the minutes of September 12, 2001 as written. Second by Mr. Hopkins. All in favor 5-0.

Mr. Evangelista made a motion to approve the minutes of August 15, 2001 and Executive Session of August 15, 2001 as amended. Second by Mr. Moultrie. 3-0
Mr. Kostura and Mr. Hopkins abstained.

Mr. Moultrie made a motion to go into executive session to discuss Centore litigation. Second by Mr. Hopkins.

Mr. Moultrie-yes

Mr. Hopkins-yes

Mr. Evangelista-yes

Mr. Kostura-yes

Mr. Sarno—yes

Board came out of executive session and resumed meeting.

Discussion

102 Pond Street

Ms. Colwell stated that the applicant has appealed to the State Housing Appeals Court and the ZBA must make a decision at their October 24, 2001 meeting.

Mr. Evangelista asked if the ZBA had a report from Mr. Graham.

Ms. Colwell stated that she has not seen a report from Larry Graham on 201 Pond Street.

Mr. Evangelista stated that the court ruled that the applicant must pay Mr. Graham to do a review. He stated that the ZBA has a check from the applicant for Mr. Graham for \$6,000.

Mr. Graham stated that he received a contract from the ZBA yesterday.

201 Central Street

Ms. Colwell stated that Wayne Snow of the Light Department came into the office to talk to her because he wants the location of a Transformer changed. He stated that it is too far from the building. She stated that the Contractor would not move unless they have approval from the Planning Board.

Mr. Graham looked over plan of relocation of transformer. Mr. Graham stated that he had no problems with the move.

Mr. Sarno stated that Ms. Colwell should contact Mr. Morrow and see if he is okay with the move.

Board had no issues with the move.

Unaccepted Streets

Ms. Colwell stated that no streets are ready for acceptance at Fall Town meeting.

Maureen Lane

Ms. Colwell stated that the slope was finished on Maureen Lane and that GEI has a report on its way.

Highway Department Letter

Mr. Moultrie stated that he sent a letter to the Board regarding Spofford Ave and issue of resident requesting easement for part of their Septic System going under the street.

Deer Run/49R Warren Street/Maglio/Preliminary Subdivision

Mr. Sarno opened the discussion on Deer Run. He asked if the applicant looked at Mr. Graham's latest report.

Mr. Cuneau stated that he had seen the report and has no problem with any of the issues they can work with the board on all issues.

Mr. Graham stated by eliminating basin in area in front of property there are changes needed.

Mr. Cuneau stated that they would change the road so it drains to pond in front and change grade to drain to back.

Mr. Graham stated that he recommends that they change basins and trench on opposite side of road. He stated that this would be worked out on a definitive plan.

Mr. Sarno stated that this would save trees in this area.

Mr. Graham stated that this would save trees and vegetation in this area and that it should be made a no cut area.

Mr. Graham stated that on page 3 V-6 discusses provisions that could be used to keep Deer Run Lane from being used by Whispering Pines. He stated that the Planning Board could come up with a solid homeowner's agreement with all abutters on the street having to be in agreement to have road used by Mr. Longo.

Mr. Sarno asked if they could have the Homeowner's agreement in the decision.

Mr. Graham stated he has looked at the Whispering Pines plans and Raymond's Creek and that they have two accesses and he does not see that they would need an other from Deer Run Lane. Mr. Graham stated that they could throw out the fix with the two-foot strip.

Mr. Graham stated that there is no defined channel from Maglio property through Yavorski's property. He stated that there is a small but adequate channel that develops to the culvert pipe. He stated that there is drainage into Yavorski's property. He highlighted 6 issues to Yavorski's drainage problem.

1. Maglio's Engineer should survey area to confirm grades and lack of a drainage way.
2. Maglio's Engineer should confirm whether or not a drainage easement exists. If not they should survey and plan the necessary easement.
3. The Yavorski's should deed the easement to the Town.
4. Maglio's should prepare a Notice of Intent for construction of a defined engineered drainage way. Boards should endorse easement.
5. If not permitted, the Maglio's and Yavorski's may want to appeal to the D.E.P.
6. If permitted, the Definitive plan for Deer Run Lane should include the design for construction of this drainage way.

Mr. Evangelista stated that the Yavorski's would have to allow the Town the easement. He stated that Mr. and Mrs. Yavorski are present.

Mr. Graham stated that a third engineer for the Yavorski's should look at the plan to see if this is what is appropriate for the Yavorski's.

Mr. Hopkins asked what is the status now.

Mr. Graham stated that the Maglio's cannot discharge more water to the Yavorski's property.

Mr. Sarno stated that this is an opportunity to do an off site improvement.

Mr. Hopkins stated that there is a drainage problem now and that they can not increase drainage to this property.

Mr. Sarno stated that the plan now does not improve drainage that is their now.

Mr. Kostura asked Mr. Graham to explain increase of drainage.

Mr. Graham stated that there is the potential here to improve drainage.

Mr. Sarno explained the difference of a preliminary plan and a definitive plan to the audience.

Mr. Graham stated that the board should make a decision tonight on the preliminary plan. He stated that if the Yavorski's could make a statement tonight that would be helpful.

Mr. Evangelista stated that the approval of Preliminary plan is not an approval of the plan. He stated that they could make changes at the Definitive plan stage.

Jim Yavorski, 3 Belleau Woods stated that they would be taking a risk by modifying. He stated that there is no guarantee of improvement after all work is done.

Mr. Graham explained issue.

Mr. Michaud 5 Belleau Woods stated that the channel might fix drainage. He stated that they know what situation is now and would rather have as is. He stated that they do not know if changes will fix the situation.

Mr. Graham stated that there is a risk and they would work to have drainage fixed. He stated that the Yavorski's property now has no channel and this is causing drainage problems.

Mr. Michaud stated that he could not speak for the Yavorski's but he would prefer no change.

Mr. Sarno asked the Yavorski's to call Ms. Colwell and talk with her and to let her know how they feel about the easement.

Mr. Graham asked that they request of the Yavorski's to allow the Maglio's engineers to survey their property. He stated that this would help him with the review.

Ms. Colwell stated that this would also help the Yavorski's to make a decision.

Mr. Yavorski stated that they could survey their property.

Jim Yavorski stated that they only own 1 acre of land and the Maglio's have 5 acres. He stated that they have no room already and have had to replace their septic system. He stated that their goal is to improve their lot.

Mr. Evangelista made a motion to approve the Preliminary plan for Deer Run Lane. Second by Moultrie.

Discussion.

Mr. Hopkins stated he would like to comment on the Covenant. He stated that he has thought long and hard about the Covenant. He stated that he thinks there is enough evidence to oppose the plan.

Ms. Colwell stated that they are approving the Preliminary plan with the conditions as outlined in Mr. Graham's report. She stated that the drainage easement is not part of this decision at this time.

Mr. Moultrie stated that he agrees with Mr. Hopkins. He stated that he has serious reservations about this plan.

Mr. Kostura stated that he abstains from voting on this plan.

Mr. Sarno and Mr. Evangelista vote yes approval of Preliminary plan.

Mr. Moultrie and Mr. Hopkins vote no to Preliminary plan.

Preliminary Plan for Deer Run Lane is denied as a majority vote is required.

Railroad Ave/Preliminary Plan

Mr. Sarno opened the Public Hearing for Railroad Ave. He explained process to the audience.

Mr. Grasso, Land Surveyor and co-owner of Professional Land Surveyors presented the Railroad Lane plan. He stated that there are 2.5 acres of land with two steel buildings that are vacant and a vacant home. He stated that there is a paved road with parking and this was used for truck parking. He stated that the existing house has no official access or frontage. He stated that Railroad Ave was taken off the town map by Selectman. He stated that there is 60,000sq ft of trees and grass. He stated that the utilities go over a lot but there is no easement on record. He stated that each building does have a septic system. Mr. Grasso stated that the Electric Company has an easement on the property for Power Lines.

Mr. Grasso stated that they are proposing a roadway with 4 lots. He stated that they would eliminate the overhead power lines and add new water service. He stated that they would make the existing lot a conforming lot. He stated that they have done test pits with BOH and they are suitable. He stated that the land slopes toward the power lines and there are no wetlands. He stated that they propose country swale drainage with a detention basin.

Mr. Cuneau explained that they would have new pavement and would be removing the steel buildings. He explained the drainage plan.

Mr. Sarno stated that Mr. Graham has reviewed the plan and asked for his comments.

Mr. Graham stated that his summary was on page 10. He stated that for the right of way for the street they need 40-ft and have 35-ft. He stated that the detention basin abuts two additional property's and has the potential to allow access to those property's. He stated that this would add more homes than a lane would allow.

Mr. Sarno stated they would give serious thought to waivers.

Mr. Grasso stated that they could deed to town Lot 1.

Ms. Colwell asked about whether there would be a homeowners association and if they could own Lot 1.

Mr. Graham stated that they should keep as Railroad Ave not change to Railroad Lane. He stated that this would be a good location for affordable housing. He stated that the Danilecki's should get a written acceptance on Parcel's a, b, and c. He stated that they show a buffer of trees that they would plant. He stated that the plan shows a grassed island and if it stays the road would have to be wider. Mr. Graham stated they show one hydrant and that the Fire Chief

suggests one at the end of the street. He stated that the applicant is Prismo Realty, L.L.C. and Mr. Grasso is a co-owner of Prismo Realty, L.L.C.

Mr. Sarno asked for comments from the board. He stated that they had letters from the Fire, Electric and Water departments.

Ms. Colwell stated that Courts and Lanes are part of the Towns Subdivision Regulations but that the street would not be an accepted town street.

Mr. Moultrie stated that he recommends that they send a copy of the plan to Mass Electric. He stated that it should be noted that Mr. Grasso and Mr. Holt are trustees of Prismo Realty. He asked if they have done 21 E test for pollutants.

Mr. Holt stated test has been done and water has been tested.

Mr. Kostura asked if the wells would be cemented in.

Mr. Holt stated that the wells would be cemented in.

Bob Danilecki, 4 Railroad Ave asked if he would be required to get a Title 5 inspection if he accepts parcels from Prismo Realty. He stated that this would be an additional cost to him. He stated that if they change grade that he would get water. He stated that in 27 years that he has only had water twice. He asked if the water line would dead-end or loop.

Mr. Grasso stated that the water line would dead end. He stated also that the utilities would be underground.

Sandy Martin, 13 Nelson Ave stated that they have traffic problems now and if no cars go down her street she would have no problem with the plan. She stated that the road can not handle the cars that they have now. She stated that the residents call the police all the time and they have lots of traffic. She asked if they could add a no cut area to end near her property.

Mr. Hopkins stated that there are no sidewalks on Nelson Ave.

Mr. Moultrie stated the Town proposed to put sidewalks in and the residents did not want to have the sidewalk and loose trees on the street. He stated that the street would be rebuilt within the next year.

Karyn Melideo, 26 Nelson Ave asked about getting traffic signs like the Town put up by the Library-No turn between 4PM and 6PM.

Ms. Martin asked to have a right turn only when exiting the subdivision.

Mr. Sarno stated that any change would be up to Mr. Moultrie and Mr. Graham.

Mr. Moultrie stated that the Town wanted to widen at 90 degree corner but the Switzer's were not fond the idea and the town bowed out. He stated that the traffic on this street needs to be addressed.

Steve Schroeder 58 West Main Street stated that there is a buffer zone along other sides of property and none on his side. He stated that kids walk through his property. He asked for vegetation and a cyclone fence not a stockade fence. He stated that he is concerned about traffic. He stated that he would like to see a traffic study done, as this would add more traffic to West Main Street, which is already overburdened. He stated that this is the best solution for property that he has seen. He stated that the applicant should give property as mentioned to the Danilecki's. He asked who would own the detention basin. He stated that the abutter the Hills may sell their property soon and could access through this area. He asked if a Homeowners association would own the Pond.

Mr. Cuneau stated that this is not a pond and would only hold water for 24 hours.

Mr. Schroeder asked if there would be any under ground tanks.

Mr. Cuneau stated that there would be none.

Mr. Schroeder asked if this is not a town road would it be plowed.

Mr. Grasso stated that this summer they cleaned out the lot and the house would be torn down.

Joseph Sordillo 2 Moulton Street asked about the width of the road.

Mr. Holt stated that the road width would be reduced.

Mr. Sarno explained that this is just a preliminary plan.

Mr. Moultrie asked to wait to make a decision until they hear from Mass Electric.

Mr. Grasso stated that they propose an easement to Mass Electric.

Ms. Colwell stated that the Board could give the applicant direction whether they would allow a waiver for the road.

Mr. Sarno asked the road widths of Courts and Lanes.

Ms. Colwell stated that widths for Courts are 30ft and Lanes are 40ft. She stated that they do not have the right of way width they have room for the road. She stated that the applicant would require a 5-ft waiver.

Mr. Evangelista stated that 5ft is not a lot and they do allow waivers. He stated that he hates to see a preliminary plan go on and on. He stated that he would like to vote tonight.

Mr. Sarno stated that he agrees and the board should give the applicant guidance and they should make a decision tonight.

Mr. Gerraughty stated that a court would fit without a waiver.

Ms. Colwell stated that if they do not count the existing house then they could allow them to go with the Court standard.

Mr. Grasso stated that they are asking for waiver for 121 ft.

Mr. Moultrie asked if they have approached the neighbor for land.

Mr. Holt stated that they have sent a letter but have had no response and that they can pursue this issue.

Mr. Grasso asked for an extension on the decision to November 30, 2001.

Mr. Moultrie made a motion to extend the decision on Railroad Lane to November 30, 2001. Second by Mr. Kostura. All in favor 5-0.

Ms. Colwell stated that they could put Railroad Lane on the October 24 agenda at 9PM.

Mr. Hopkins made a motion to extend the Public Hearing on Railroad Lane to October 24 at 9PM. Second by Mr. Kostura. 4-1 Mr. Evangelista--No

Brock Way/Definitive Subdivision/John Enos

Mr. Evangelista excused himself from this hearing as he has a conflict.

Mr. Sarno asked Ms. Colwell to explain what has changed.

Ms. Colwell stated Mr. Enos will stay on as applicant and that they have changed the plan. She stated that they need a decision as to stay as is or to withdraw the plan and start over. She stated that she would recommend a new notice to abutters if they stay as is.

Mr. Barry Enos stated that the ownership has not changed. He stated that they have just changed the plan.

Mr. Sarno stated that we should re-notify the abutters. He asked if plan would have to be extended.

Ms. Colwell stated that they only extended plan until Friday.

Mr. Enos stated that Meridien is meeting with Mr. Graham tomorrow to go over the plan.

Mr. Sarno stated that they should vote to extend to December or January. He stated that the hearing would be before that date.

Mr. Enos made a request for an extension on the decision date to December 19, 2001.

Mr. Kostura made a motion to extend the decision date on Brock Way to December 19, 2001. Second by Mr. Moultrie. All in favor 4-0 Mr. Evangelista did not vote.

Mr. Moultrie made a motion to continue the Public Hearing to November 28, 2001 at 8PM. Second by Mr. Kostura. All in favor 4-0. Mr. Evangelista did not vote.

Mr. Evangelista returned to the meeting.

Spofford Road-One lot subdivision/Special Permit-Common Drive

Mr. Sarno opened the Public Hearing on Spofford Road. He explained the meeting process to the audience.

Robin Willcox with E. James Kroesseer her Attorney presented the plan to the Board.

Ms. Willcox explained the plan and how this lot came about. She stated that land is in Georgetown and access through Boxford on shared drive. She stated that there would be one single house lot and they would be giving the lot to a retired minister and his wife. She stated that with single lot subdivision you could build over wetlands, but that they would prefer not too. She stated that they propose using a shared driveway and extend the drive to serve this house. She stated that they are seeking from Georgetown approval for the preliminary plan and the Special Permit for the Common Drive. She stated that they also need approval from Boxford Planning Board.

Mr. Graham stated that he reviewed the plans and that these are different plans a tough plan and very unusual. He stated he had concerns on how they would be served by town services. He stated Georgetown BOH would review Septic System and well. He stated as for Fire Department they propose using the well water and a sprinkler system. He stated that a generator may be necessary

in case of a power failure. He questions on Electric and if it would be served from Boxford as they have no comment from Boxford. If electric is from Georgetown the Electric Department letter states they do not service this area.

Mr. Moultrie stated that the Electric poles and easement are not in Georgetown.

Mr. Graham stated that this could be a dead issue with Georgetown. He stated that they should solicit comments from departments for Emergency services. He stated that they plan no access through Georgetown. He stated that the Common driveway length of road is over 1050 ft and that this exceeds RA and RB district length of road under current regulations without a waiver. Mr. Graham stated that the road grade is over what is allowed. He stated that the Definitive plan provision falls short of what should be submitted. He stated that in Summary that town boards should respond to both plans as they tie together. He stated that there are a lot of issues on the common driveway. He stated that they could put a drive through the wetlands but there is no other way.

Mr. Moultrie stated that he sees serious problems with this plan.

Jerry Johnson 144 Spofford Rd, Boxford stated the plan shows a paper road. He stated that the vernal pool replication area for septic of abutter. He stated that the plan is all off of Spofford Road. He stated that the road is narrow and for emergency response the road goes beyond what is allowed and there is no turnaround. He stated that the lot is a self-afflicted lot by the owner. He stated that Boxford does not approve paper roads.

Mr. Kreosseer stated that they do not want to go over wetlands. He stated that they are restricted by the common drive that is already there and it is what it is. He stated that they would correct the grades. He stated that it is crazy to say self-inflicted, as in Boxford this lot would be a legal pork chop lot. He stated it is of its own making. He stated that they do not want to build road for one home.

Summer Brea gave a Common Drive document to board that he obtained from the Boxford Town Clerk

Mr. Sarno stated that the letter was from the Town Clerk of Boxford. It stated that a Special Permit could not be found for this Drive.

Carol Ball Spofford Road stated that the common drive goes across their land and in review has found that Boxford never approved it.

Mr. Kreosseer stated that it is true that no Special Permit for the Common Drive as it existed before Special Permits were needed.

Mr. Brea stated that the deed has an easement and he read easement to board.

Mr. Moultrie asked if they could provide the board with the common drive information for when the existing plan was approved in 1985 for the common drive.

Mr. Evangelista stated that there is something going on between residents and Boxford. He stated that it looks like they have a disagreement and the Planning Board should deny the permit and the applicant return when they straighten the situation out.

Mr. Moultrie stated that this problem is self-imposed by the applicant.

Mr. Sarno stated the Board has two decisions the common drive and the subdivision.

Mr. Hopkins made a motion to deny the Special Permit for the Common Drive on Spofford Road. Second by Mr. Evangelista. Vote 4-0 Mr. Kostura abstained.

Mr. Sarno explained the options to the applicant.

Mr. Kreosseer asked why the Board denied the common drive.

Mr. Sarno stated permit was denied because of length of road, safety issues, and issues by Mr. Graham, drive widths are not in best interest of town. He stated that applicant would need a super majority for an approval.

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

Ms. Willcox requested to withdraw without prejudice the one-lot subdivision plan.

Mr. Moultrie made a motion to accept the withdrawal of the one-lot subdivision plan on Spofford Road. Second by Mr. Hopkins. All in favor 5-0.

Cuffee Dole's/ Graham Archer/Discussion

Mr. Archer stated that he requested a short hearing before the board tonight. He stated that the Stormwater management is a major issue. He stated that this issue would extend plan decision and he is on a time limit. He stated that he would like to separate Site Plan and have the drainage and paving issue separate. He stated that for now they would just patch the parking area.

Mr. Sarno stated that they would still be doing major work to the building.

Mr. Kostura stated changes to building would relate to storm water management.

Mr. Moultrie stated that nothing would be able to be done in the buffer zone.

Mr. Sarno stated that 3 Farm Lane did a phasing plan and it was done in stages. He stated that he understands there are limited building permits and Mr. Archer has financial concerns. He stated it is his concern on how to phase plan.

Mr. Hopkins stated that he could just come in with reduced plans with only building renovations.

Mr. Sarno stated that the gazebo and parking would trigger stormwater issues.

Mr. Archer stated that they can not plant or pave the parking area at certain times of the year and by the time a decision is reached it would be winter. Mr. Archer stated that the current business closed as of last week. He stated that he would have to reimburse the owner if this goes on. He stated that he knows that they can not ignore stormwater management.

Mr. Hopkins stated that he would like to see this property improved. He stated that there are competing interests and he has an open mind. He stated that to see improvement they might need to define what are the issues.

Mr. Evangelista stated that Mr. Graham is set on what is required in this area for stormwater management. He asked if we could manage to monitor wells and if they do not meet regulations then the applicant would improve drainage. He asked if they could condition so that if plan works then okay if not then they improve. He stated that anything is an improvement.

Mr. Graham stated that the plan is so far removed from the Stormwater management that is required by the State and Town.

Mr. Sarno stated that Mr. Graham is very reputable and that they have to listen to his concerns.

Mr. Hopkins stated that they could leave as be or change just building or change access and keep as is. He stated that these are poor solutions but better than no solution.

Mr. Kostura stated that with DEP they are liberal with laws. He stated that you have to look at what you have and make better and that it is very important to keep clean water. He stated that the applicant did the minimum they may not need to do maximum but they have to do more than you did.

Mr. Archer stated that they have not looked into this as much than they could have. He stated that they are taking intermediate steps. He stated that the site is ugly and would do little for a restaurant he stated that they need the building permit to get going on the building.

Mr. Sarno asked when does façade work trigger SPA.

Ms. Colwell read the SPA bylaw.

Mr. Moultrie asked if she has done any research on stormwater. He stated that the State and Federal government regulations require the town to regulate these issues.

Mr. Sarno stated that they understand the request and he would return on October 24, 2001 and on that night they would make a decision with an audience.

Mr. Archer stated that he had hoped to have a decision on phasing tonight.

Mr. Moultrie stated that he wants to wait to see improved plans and see about stormwater.

Mr. Sarno stated that he would like to see building changes but leans to what Mr. Graham recommends.

Mr. Evangelista stated that he would like to see them go forward. He stated that he also would like to see them improve the plan.

Mr. Archer stated would like to go forward but right now would like to come back with just the building plan.

Mr. Hopkins stated the he would like to see them come back with whole plan.

Mr. Evangelista stated that if you do just the building and then do not come back to do outside drainage work.

Mr. Graham asked how long between start and finish of building.

Mr. Archer stated 3-4 months.

Mr. Sarno stated that the parking is adequate now.

Ms. Colwell stated SPA requires them to make a decision on adequate parking access.

Mr. Sarno stated that if they make a decision and building permit is issued and the work is done, then what if you do not come back and finish work on drainage if there is no plan.

Mr. Sarno stated that the bottom line is a second phase would have to be implemented before an occupancy permit would be issued. He stated that your

option is if you do not agree with the board than you will not get your plan approved. In your interest to know what the board wants.

Mr. Archer stated that in February when building is finished then implement the drainage plan in February.

Mr. Moultrie stated that in working for a Town board they have been stung by an applicant not returning.

Mr. Archer stated that he wants to know now and get work started before the stormwater plan is decided.

Mr. Hopkins asked where is the line for stormwater and if they could do just the resturant and change the exits and entrances

Mr. Graham stated that he would have to look at this but it would not have a major effect but stormwater would be involved. He stated that he is against having the occupancy permit tied to the stormwater.

Mr. Moultrie stated that it is his concern on how SPA is worded and that they are required to have all areas looked at at once.

Mr. Sarno stated that if no impact to Stormwater management and they limit their work to structure and internal and if they are not impacting stormwater then when work done he comes back to do parking and water area then do SPA again.

Mr. Moultrie stated that there are not a lot of cars there now and when the resturant is improved more cars would be using the site and there will be more of an impact on wetlands.

Mr. Sarno stated that he thinks Mr. Archer is too optimistic to get a decision at the next meeting.

Mr. Archer stated that if there is no phasing then no decision.

Mr. Kostura stated that the Board does not have anything to make Mr. Archer come back to do the Stormwater management. He stated that if the business does not do well then he would not come back at all.

Mr. Sarno stated that he is not into phasing.

Mr. Hopkins stated that if he comes with just building plans that they have no mechanism to make him come back to the board.

Mr. Sarno asked board how they feel on this issue.

Mr. Moultrie stated that if they increase cars in lot then he has a problem.

Mr. Gerraughty stated that he is against phasing but would want to come to some decision with Mr. Graham.

Mr. Moultrie agreed.

Ms. Colwell agreed that they can look at building and does not know how board can address parking and access without drainage. She stated that most of what abutters concerns were for screening and trees. She stated that in a decision she would have to write that the board has addressed these issues.

Mr. Kostura stated that he wants to see Stormwater Management.

Mr. Graham stated that he would like to see him come back with a narrative of what they want to go with for Stormwater Management. He stated that he would agree with plan tied to occupancy permit. He stated that if the Board is comfortable with plan then they could go forward.

Mr. Kostura stated that they need one plan and if they divide the plan than they have no guarantee he would come back.

Mr. Evangelista stated that we have to listen to the Boards engineer and listen to the applicant's engineer then the residents. He stated then the Board must use their common sense and see what we have and what we could have.

Mr. Sarno stated that Mr. Archer would have to come back to next meeting as he can see there is no consensus here.

Mr. Hopkins stated that the whole board would like to see all issues addressed and if he wants to come back to board with just the building they the board would make a decision. He stated that Mr. Archer should try to address as many issues as he could.

Mr. Archer stated that he has been working one year on just building. He stated that they would be removing the apartments, trailers off site and clean up of lot.

Mr. Moultrie asked if he would be able to post a bond on work not done.

Mr. Archer stated that if he is required to come back with a full plan it would not happen.

Mr. Moultrie asked the Board to take issue under advisement.

Mr. Sarno stated that there would be no vote tonight, as abutters are not present.

Vouchers

Payroll

- Kathleen Colwell-----\$886.96
- Janet Pantano-----327.47

Office Supplies

- Stamps-----\$34.00

Technical Review

H. L. Graham Associates, Inc.

- Chaplin Hills-----\$657.50
- Littles Hill-----Lot 42-----275.00
- Littles Hill-----Lot 2-----150.00
- Deer Run Lane-----333.75
- Fuller Court-----507.50
- 206 West Main St.—Cuffee Dole's---120.00
- 84R Thurlow Street-----120.00
- 1 Farm Lane-----40.00
- Railroad Ave-----40.00

GEI Consultants, Inc.-----Maureen Lane/slope-----\$2,175.20

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

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

Meeting adjourned at 11:45PM.

Minutes transcribed by J. Pantano.

Minutes accepted as amended October 10, 2001.