

**MEETING  
GEORGETOWN PLANNING BOARD  
PUBLIC SAFETY BUILDING  
NOVEMBER 28, 2001  
7:30 P.M.**

Present: Peter Sarno, Chairman; Christopher Hopkins, Vice Chairman; Alex Evangelista; Jack Moultrie, Clerk; Dan Kostura; Tim Gerraughty, Associate Member; Kathleen Bradley Colwell, Town Planner

Absent:

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

**Public Hearings:**

**Brock Way – Definitive Subdivision Cont.**

Ms. Colwell stated that as no new plans had been submitted to the Planning Board there would be no discussion of the project tonight. However the applicant would need to request an extension of time.

Mr. Sarno suggested the end of January as an appropriate time frame within which the Board could make a decision. He stated that if a report from Larry Graham was received before the meeting the applicant could work with Larry to resolve the majority of the issues prior to the January meeting. He was hopeful that a decision could be made at the January 9, 2002 meeting.

Mr. John O'Neil, representing the applicant, requested that the hearing be extended to the December meeting instead of the December meeting if at all possible.

Ms. Colwell stated that there are already four public hearings scheduled for the December meeting and that Larry Graham had stated that he would not have a report to the Board for that meeting.

The Planning Board agreed that it would not be productive to discuss this project at that meeting.

Mr. O'Neil requested that the public hearing be continued to the January 9, 2002 meeting and that the time frame for the Board to make a decision be extended to January 31, 2002.

On a motion by Mr. Evangelista seconded by Mr. Kostura the Board voted to accept the request.

Mr. Sarno stated that Mr. Enos should sign the form, as he is the official applicant. Mr. O'Neil stated that Mr. Enos could come into the Planning Board office and sign the form before the time frame was up.

**Cuffee Dole – site plan approval cont.**

Ms. Colwell stated that she met with Mr. graham Archer this morning to review the decision. Mr. Archer did not submit revised architectural plans but did submit a list of materials and colors and samples for the Board to review.

The Board reviewed the samples. Mr. Sarno suggested that the samples be submitted to the Building Inspector with the decision of the Planning Board.

The Board discussed the fact that the site plan approval bylaw does not specifically set forth a time frame for an appeal. Special permits have a 20-day appeal period so the board would imply a 20 day period. Mr. Moultrie stated that he spoke with the building inspector about this issue and that he would issue a building permit with the understanding that if any one appealed the decision, it would be the applicant's risk.

On a motion by Mr. Evangelista seconded by Mr. Kostura, the Planning Board voted to endorse the site plans.

Mr. Hopkins arrived at 7:50 p.m.

**Whispering Pines/Raymonds Creek – Cont.**

Ms. Colwell stated that as no new plans had been submitted there would be no discussion of this project tonight. The applicant has submitted a request to continue the public hearing to January 23, 2002 and to extend the time frame for a decision to February 1, 2002.

Mr. Sarno stated that February 1, 2002 is not a reasonable time frame for a decision. He does not want to keep continuing projects every time there is a hearing and would like to find a realistic date. He stated that if Mr. Graham reviewed the plan within the next few weeks that a majority of the engineering issues would be resolved by the January 23, 2002 meeting. A more realistic date for a decision would be the end of March.

Ms. Colwell looked at the calendar and Friday, April 5, 2002 was the closest date to the last meeting in March.

On a motion by Mr. Evangelista, seconded by Mr, Kostura the Planning Board voted to continue the public hearing to January 23, 2002 and to extend the time frame for a decision to April 5, 2002. Mr. Longo must submit a revised form with the April 5, 2002 date.

Mr. Sarno discussed a letter that was placed in the mailboxes of the residents of Warren Street. The letter is misleading as it looks as if it came from the Planning Board. It contains the wrong information.

Mr. Moultrie is concerned that it looks like an official communication from the Planning Board.

Mr. Sarno requested that whoever put the letter in the mailboxes please get their information straight and not make it look like an official document. He also stated that although new plans have not been submitted that the location of the senior housing units on the site had changed and were now in the middle of the site.

Mr. Kostura stated that the application on file in the Planning Board office and at the Town Clerk's office is incorrect and needs to be changed to contain the right information.

### **Board Business:**

#### **Merrimack Valley Planning Commission**

Ms. Colwell met with Alan McIntosh, planner at MVPC, this afternoon to discuss some proposed bylaws that he has worked on with some of the surrounding communities. He has put together a slide show on Open Space planning and would like to come to a meeting to discuss these suggestions with the board.

The Board voted to hold a special meeting on Wednesday February 20, 2002 to discuss these issues. The Board also voted to invite the Conservation Commission, ZBA, Open Space Committee and the Master Plan Committee.

#### **201 Central Street - affordable housing unit**

The Board discussed the affordable unit at 201 Central Street. The developer told Mr. Evangelista that there was a list at town hall for anyone interested in the unit and that the Selectmen's office was coordinating a lottery. He went to the Selectmen's office and there was no list.

Ms. Colwell stated that she thought the affordable housing task force was working on this as the Housing Balance Bylaw does not give the town/developer a lot of guidance. Ms. Colwell to check with Kathy Sachs, Chairman, Board of Selectmen, on this issue.

Mr. Moultrie stated that was an issue with the sidewalk being torn up during the construction. He met with the developer and Don Stone, inspector, on the site and they agreed to leave a reasonable grade on the sidewalk every night and to put up snow fence. He stated that they were very responsive and had done a good job.

#### **Earth Removal**

Mr. Moultrie has been looking at this issue. He suggests that an amount of 400 cubic yards be used. An earth removal permit would be required if more than 400 cubic yards of soil were to be removed from a lot.

The Board discussed how many truck loads this would be and decided that more research needed to be done to find out what the surrounding communities have as a regulation.

Ms. Colwell stated that she spoke about this issue with Alan McIntosh and that he would do some research on the issue.

Mr. Sarno suggested that the Building Inspector be involved in developing the bylaw as he would be the enforcer.

The Board discussed the enforcement of the town code by the non-criminal disposition act. Ms. Colwell asked if anyone had a copy what the town adopted. Mr. Moultrie will give her a copy.

### **Slope Bylaw**

Ms. Colwell stated that Mr. McIntosh, MVPC, had also suggested a slope bylaw and that he would have a map prepared of the different slopes existing in Georgetown so that the Board could see if this was an issue for the town.

### **Street Acceptance**

Mr. Sarno asked Ms. Colwell to continue to work on the street acceptance list.

### **302 Central Street**

Ms. Colwell reminded the Board that there was a site walk scheduled for 3:00 p.m. on Friday. The Board members discussed their schedules and determined that they would not be able to make the site visit. Ms. Colwell to call to reschedule to the ConCom site visit on December 8, 2001 at 7:00 a.m.

### **Payroll**

Kathleen Bradley Colwell	\$886.96
Janet Pantano	_____

On a motion by Mr. Evangelista seconded by Mr. Hopkins the voted to sign the payroll.

On a motion by Mr. Hopkins, seconded by Mr. Moultrie, the Planning Board voted to adjourn.

Meeting adjourned at 9:00 p.m.

Minutes transcribed by Kathleen Bradley Colwell