

**MEETING
GEORGETOWN PLANNING BOARD
Public Safety Building
January 10, 2001
7:30PM**

Present: Peter Sarno, Chairman; Christopher Hopkins, Vice-Chairman;
Jack Moultrie, Clerk; Glen Johnson (8:20PM), Alex Evangelista
Kathleen Bradley Colwell, Town Planner, Larry Graham,
Planning Board Technical Review Agent and Inspector

Absent:

Mr. Hopkins called the meeting to order.

Minutes

Board reviews minutes of December 13, 2000 and also Executive Session of December 13, 2000.

Mr. Moultrie made a motion to accept the minutes of December 13, 2000 as written. Second by Mr. Hopkins. All in favor 3-0.

Mr. Moultrie made a motion to accept the Executive Session Minutes of December 13, 2000 as amended. Second by Mr. Hopkins. All in favor 3-0.

Discussion

Bernay Way

Mr. Zieff stated that he was asking for the Special Permit for the Common Drive on Bernay Way to be extended to October 13, 2001 the same date as Pillsbury Pond Phase I.

Mr. Evangelista made a motion to extend the Common Drive on Bernay Way to October 13, 2001. Second by Mr. Moultrie. All in favor 3-0. Mr. Sarno and Mr. Johnson absent.

Board Business

Mr. Sarno arrived and stated to the Board that he read in the newspaper about a lawsuit against the Town. He asked the Board if they would want to discuss the pending litigation.

Mr. Moultrie made a motion to go into executive session to discuss pending litigation. Second by Mr. Evangelista.

Mr. Moultrie-yes
Mr. Evangelista-yes
Mr. Hopkins-yes
Mr. Sarno-yes

Board came out of executive session and resumed meeting.

Littles Hill/Release of Lots

Mr. Spear stated his attorney asked to add to Form K. He stated that it was just to add a couple of sentences on location of Lots.

Ms. Colwell stated once the Board has the bond they usually release lots, but they did not release lots when they received the bond. She stated that she has no problem with language change requested by Mr. Spear's attorney.

Mr. Hopkins made a motion to release Lots 1, 2, 3, 4, 5, 44, 45. Second by Mr. Moultrie. 3-0. Mr. Evangelista abstained.

Public Hearings

Carleton Drive/Site Plan Approval

Cynthia O'Connell for Carleton Drive stated that they would have to redesign the plan because of changes requested by other Boards and they ask to withdraw the Site Plan at this time. She asked that the review fee be returned.

Ms. Colwell stated that Mr. Graham has done no work on the technical review.

Mr. Evangelista made a motion to accept the withdrawal of Carleton Drive Site Plan Approval without prejudice. Second by Mr. Hopkins. All in favor 4-0.

Mr. Moultrie made a motion to return the \$7,900 technical review fee. Second by Mr. Hopkins. All in favor 4-0.

201 Central Street

Ms. Colwell stated that Mr. Graham sent an additional review letter. She gave copies to the board and the applicant.

Mr. Kroner stated that Water Resource Protection Area was discussed at a prior ZBA meeting but was not in the ZBA minutes.

Mr. Sarno stated that this is an issue with the Building Inspector or the ZBA. He stated that if an issue comes up with the Water Resource Protection Area they

would have to deal with it and that it would not be a part of the Planning Board decision.

Mr. Evangelista made a motion to drop 1 b in the draft decision. Second by Mr. Hopkins. All in favor 4-0.

Ms. Colwell asked about the utility pole that was to be moved. She also stated that the issue of the curb and sidewalk adjoining the abutter needs to be decided. She explained why she agrees that the sidewalk should end at applicant's property.

Mr. Sarno asked Mr. Moultrie if this would work.

Mr. Moultrie stated that there is a history with this and that a tree is involved. He stated that it would not be simple transition.

Mr. Morrow showed that board where the tree is in front of the abutter's home.

Mr. Sarno asked about width of the sidewalk.

Mr. Morrow stated the sidewalk would have a 7ft-grass strip and a 5ft sidewalk with bituminous Concrete.

Mr. Moultrie stated that he would require granite for the catch basins.

Mr. Johnson arrived. 8:20PM

Mr. Moultrie stated that they would have to get required bonding for work in the Town right of way. He asked about snow and Ice removal. He asked if they had a back up plan for emergency purposes.

Mr. Morrow stated that they would deal with it if plowing were not being done.

Mr. Rudolph, abutter to the property stated that his property is not under wetlands as shown on plans. He stated that the plans are not right.

Mr. Sarno and Mr. Hopkins stated that this is and issue for the ConsCom.

Mr. Rudolph stated he would file an appeal.

Mr. Sarno stated that the applicant should bring up Mr. Rudolph's concerns at the ConsCom meeting.

Mr. Morrow stated that this was not their intention to put his property in wetlands and that he would have it fixed.

Ms. Colwell stated that the Board should have a copy of the Homeowners Association Agreement. She stated that it would be in the decision as to what the HOA would be required to maintain.

Mr. Evangelista stated that they should have a catchall phrase.

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Mr. Evangelista stated that the Building Inspector would be responsible for Hazardous waste.

Mr. Morrow stated that they do have some additional cleaning to do inside the building.

Mr. Sarno stated that the Board would have to be sure that the work is done. He stated that they should receive a letter from the company that does the clean up.

Ms. Colwell stated that the Board would require a copy of the paperwork that the work on the clean up has been done by a qualified company.

Working from draft decision of 1-10-01.

1-c

Mr. Sarno stated that the Board would require a Bond for an as built for \$5,000.00.

Mr. Kroner stated that the road is a private road not a town road.

Discussion on Bond.

Ms. Colwell stated that if they leave an open pit then that would be when the Town would need a bond to fix a safety issue.

Mr. Hopkins stated that \$5,000 bond could be held in the beginning for the demolition and at the end for the as built.

Mr. Moultrie stated that they could have a \$10,000 surety bond during the demolition.

Mr. Morrow stated that it would cost them \$38,000 for the demolition.

Mr. Sarno asked for a surety bond for the demolition at \$50,000. He stated then that a cash bond of \$5,000 for the as built would be required.

Ms. Colwell stated that when they look for the building permit they would be releasing the bond.

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Ms. Colwell stated that the Board of Health has not approved the leach field retaining wall.

Mr. Sarno stated that if the wall is not approved by the Board of Health the applicant would be required to come back to the Planning Board.

Ms. Colwell asked about the Fire lane.

Mr. Paulitz stated that the Fire lane would be put in but it does not have to be shown on the plan.

Mr. Morrow stated that they might go with wood on the outside of the buildings and would that be a problem. He asked that if they go to wood should they come back to the Board.

Discussion on siding that the Board was previously shown and what they may change too.

Ms. Colwell asked how to word condition on siding. She will contact the architect for the correct wording.

Mr. Evangelista stated that wording can be in the keeping with the Town character.

Mr. Sarno stated that the materials must be what were shown to the board previously and if they have any changes they must come before the board.

Ms. Colwell asked that the Engineer put on the plan the material to be used.

Mr. Sarno stated that the Board liked the cement board the best.

Mr. Hopkins made a motion that the siding on the buildings is one of the 3 types and that they reference cement, vinyl or wood siding. Second by Mr. Moultrie. All in favor 5-0.

Mr. Evangelista made a motion to approve the Special permit Site Plan Approval on 201 Central Street with the decision as stated. Second by Mr. Moultrie. All in favor 5-0.

Georgetown Savings Bank

Ms. Colwell gave the applicant a copy of the Fire Dept. letter.

Mr. Ring gave original letter from them to Ms. Colwell.

Reference January 5, 2001 letter from Mr. Graham.

Mr. Ring stated that the engineering issues will be addressed by, Bill Holt, engineer (not present at meeting).

Mr. Ring stated the Fire Chief is ok with the project.

6. Add signature block

Mr. Rudolph explained about Traffic study and stated that they should have a professional study done to address the federal permits required for the change in curb cut on North Street.

Mr. Moultrie stated that before Mr. Rudolph submits a plan to the State they should have a complete study done. He stated that the parking on the Easterly side of North Street are staying.

Mr. Rudolph stated that they have concerns on curb cuts, etc. He would like to have a complete study done.

Mr. Ring stated that he feels what they have is sufficient.

Mr. Rudolph stated that he would like to have a more intensified study done. He stated that the State has the last word on this.

Mr. Ring stated that he feels the banks increase is minimal. He is concerned that this may cause a delay in a decision.

Mr. Moultrie stated that Mass Highway has last word on this.

8. Lighting will be between the buildings and accent lighting will all shine downward.

9. Mr. Ring stated that the sidewalk will be removed and that they would replace to nearest seam or control joint.

Mr. Graham asked about the area in front of the parking lot. He stated the entire sidewalk should look the same and this area should be replaced also.

Mr. Sarno stated North Street sidewalk should be consistent with all.

10. Mr. Ring showed where the air conditioner would be located.

Mr. Graham stated that they moved it from their building but it is not screened from the abutting building. This is good for them but not for the abutter.

Mr. Douglas George, of Financial Concepts, Inc. stated that the sound goes up and should not affect the abutter.

Mr. Ring stated that they have some bollards in front of the unit for safety.

Mrs. Sarno asked if there is any screening.

Mr. Ring stated no there is not and that there is 15 inches to property line. He stated that there is asphalt to property line now and they are cutting this back and putting in a 7 foot grass strip and a stockade fence along the other side as is now. He stated they are putting trees in front of the parking lot.

Mr. Moultrie stated that the abutting building is not in good shape.

Mr. Sarno stated that the abutting building might not always be in this condition.

Mr. Sarno stated that mulch and evergreen would be better than grass. Grass would be hard to keep up.

Mr. Balletto stated that snow removal would go to this area.

Mr. Graham stated that there is a guardrail in this area and if plantings were put in they would be protected.

Mr. Evangelista stated they are not looking for a hedge just a few plantings.

Mr. Evangelista made a motion that the applicant creates a seven-foot strip across the SE boundary with Mr. Perkins. The strip can be grassed or mulched. Approximately 10 trees must be planted evenly spaced in the 4ft strip behind the guardrail. Second by Mr. Hopkins. All in favor 5-0.

Mr. Ring stated this covers #3 and #10. Mr. Ring stated they would put one tree on either side of pads.

Mr. Graham stated that he would recommend a fence around the air conditioner.

Mr. Johnson stated that he like the idea of a fence as Mr. Graham stated.

Mr. Johnson made a motion for a wood fence around the air conditioning pads 1ft over the air conditioner a minimum of 4ft in height. Second by Mr. Evangelista. All in favor 5-0.

Mr. Graham stated a closed gap fence.

Mr. George stated that they would match the existing fence on the side of the lot.

Mrs. Ring stated the fence would have to be on three sides of the air conditioner.

11. Mr. Ring showed drainage system to the board. Mr. Ring stated that Mr. Graham does not agree with where the roofs clean water drains into the town system.

Mr. George stated that he does not want to add to drainage in the rear.

Mr. Moultrie stated that he would like to hear why Mr. Graham does not agree.

Mr. Graham explained that their plan is much improved as to what is there now and he does not see a reason not to add this water to their system. He stated that he does not know what the towns system is able too accommodate.

Mr. Moultrie stated that as long as it is a sealed system he does not have a problem with the water draining into the Town system.

12. Mr. Ring asked about Mr. Graham's concern in area of parking lot.

Mr. Ring will change the grade of the parking lot in this area.

Mr. Ring stated that he would have to have revised plans to Mr. Graham today for them to be at the next Planning Board meeting.

Mr. Sarno stated that he feels that they should come back on February 14, 2001.

Discussion on if they can make a decision at the next meeting.

Mr. Sarno stated that they might not be able to make a decision at the next meeting.

Mr. Rudolph made a request for an extension until February 1, 2001.

Ms. Colwell stated that she would do a draft decision with the following items #4, 6, and 3 as conditions.

Mr. Hopkins made a motion to extend to February 1, 2001. Second by Mr. Johnson. All in favor 5-0.

15. Ok

16. Mr. Ring stated they would revise.

17. Mr. Ring stated the Clock would be on town property and they have to discuss with Selectmen.

Mr. Evangelista stated the board should send a letter to the Selectmen that they recommend the clock.

Mr. Johnson asked about lot line change that was to be made.

Mr. Rudolph stated that he does not have the mylar showing this and that he would file this with the Board.

Ms. Colwell stated in 201 Central Street they required additional sheets of the plan be recorded.

Mr. Graham recommended that sheets 2, 3, 4, and 7 should be recorded and optional on other sheets.

Georgetown Savings Bank to return January 24, 2001.

Bond Business

Pond Street

Ms. Colwell stated that she drafted a letter to the ZBA. She explained what the plan looks like and what they are proposing.

Mr. Sarno stated that with the information that the Board has we should make a decision as to how the Board should respond. He stated that to the letter Ms. Colwell drafted they should add that at the meeting of the Planning Board on January 10, 2001 the board reviewed the plans and letters and came to the following conclusions.

Mr. Moultrie made a motion that the Board recommends the ZBA deny the Permit on Pond St. Second by Mr. Hopkins. All in favor 5-0.

Norino Way

Ms. Colwell stated the meeting would be tomorrow night at the Georgetown Middle High School at 7PM. She stated that she would be attending and the ZBA requests someone from the Planning Board attend.

Tidd Property

Ms. Colwell explained the plan and the funding they are requesting (Local Initiative Program).

Mr. Sarno asked if they meet the setbacks.

Ms. Colwell stated that they do not and showed the areas.

Mr. Sarno asked if they could meet the setbacks with some changes.

Ms. Colwell stated that they could make changes and meet the setbacks.

Ms. Colwell asked how does the board feel about the Tidd Property and should she send a letter to the Selectmen.

Mr. Evangelista stated that the letter is only to get them started under the LIP program it is not an approval.

Mr. Sarno stated that she should outline the issues she has and suggest they go under the Senior Housing.

Centore Property/Senior Housing

Ms. Colwell stated that at her meeting with the Centore Property applicants they are proposing 120 units. Ms. Colwell explained the project and that they would access in Georgetown and also from Groveland. She stated that they wanted to come in with a Preliminary Plan which we do not have a provision for under the Senior Housing. She stated that they are not planning to build a road.

Mr. Sarno stated they are trying to circumvent the length of road bylaw.

Ms. Colwell stated that they would have to build a road somewhere. She stated that they want to come before the Board. She asked the Board what do they want her to accept.

Mr. Sarno stated that the board has to see a plan.

Ms. Colwell stated that they do not have a preliminary plan provision for Senior Housing.

Mr. Moultrie stated that the road in Groveland is a private road.

Ms. Colwell stated that they do not have an appropriate filing fee.

The Board stated that Ms. Colwell should use the Preliminary Fee for a Subdivision as a fee for a Preliminary Senior Housing Plan.

Ms. Colwell stated at the February 14, 2001 meeting the Master Plan Committee and maybe someone from MVPC would come to the meeting and this would not be a good meeting for Centore to present their plan.

Mr. Sarno stated that he feels February 14, 2001 is too soon to meet on this plan.

Budget

Mr. Evangelista asked about her raise and stated that they gave the Town Administrator a raise after her review. He asked if she put in raise that all employees receive.

Ms. Colwell stated that she did.

She explained the budget to the Board and they discussed changes.

- Increase hours for Ms. Pantano
- Computer Needs

Town Meeting

At Town Meeting she would like to have Earth Removal and Frontage Bylaw.

Board discussed that the Building Permits need to be changed to a livable amount.

Disclosure Form

Ms. Colwell explained the form and why the board needs to sign form. The Town Hall may be moving into the Georgetown Pharmacy building, which is owned by the Georgetown Savings Bank while the Town hall is under construction and the Bank is under review by the Board.

Maureen Lane

Ms. Colwell explained her site visit with GEI and Mr. Aulson. She stated that Mr. Aulson audiotaped the site visit.

Mr. Sarno stated that Ms. Colwell should send a letter to the board on the site visit for the record.

Woodland

Ms. Colwell stated that she notified the abutters about work to be done, but work will not be done in February as was planned because of the weather.

Street Acceptance

Ms. Colwell stated that with the new earlier date for Town Meeting only Belleau Woods would be ready for street acceptance.

Correspondence

Mr. Sarno stated that the proposed Cell Tower on Jewett St would have to come before the planning Board.

Ms. Colwell stated that on Littles Hill paving in the correspondence they received an estimate from Mr. Manter.

Vouchers

Technical Review

- H. L. Graham Associates
 - Georgetown Savings Bank-----\$80.00
 - Chaplin Hills-----40.00
 - Littles Hill-----1,652.50
 - Littles Hill-Lot 5-----150.00
 - Bernay Way-----80.00
 - Littles Hill-----423.75
 - Georgetown Savings Bank-----855.00
 - 201 Central Street-----2,587.50
 - 201 Central Street-----697.50

Mr. Johnson made a motion to pay. Second by Mr. Hopkins. All in favor 5-0.

Supplies/dues

- American Speedy Printing
 - Letterhead and Envelopes-----\$104.02
 - Zoning Bylaws-----93.70
 - Subdivision Regulations-----49.35
- Allied-----10.44
- American Planning Association-----Dues-----97.00

Mr. Johnson made a motion to pay. Second by Mr. Hopkins. All in favor 5-0.

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

Meeting adjourned at 11:20PM.

Minutes transcribed by J. Pantano.

Minutes approved as amended January 24, 2001.