

**MEETING
GEORGETOWN PLANNING BOARD
Georgetown Middle/High School Cafeteria
February 14, 2001
7:30PM**

Present: Peter Sarno, Chairman; Christopher Hopkins, Vice-Chairman;
Jack Moultrie, Clerk; Glen Johnson, Alex Evangelista
Kathleen Bradley Colwell, Town Planner

Absent:

Mr. Sarno called the meeting to order.

Minutes

Board reviews minutes of January 24, 2001.

Mr. Evangelista made a motion to accept the minutes of January 24, 2001 as written. Second by Mr. Johnson. All in favor 4-0. Mr. Moultrie abstained as he was not present at January 24, 2001 meeting.

Discussion

Warrant Articles

Ms. Colwell stated she looked into building permits issued over the previous years.

She stated that the Senior Housing bylaw must be a minimum of 5 acres as required by the Attorney General.

She stated that the Rate of Development articles are Planning Board Warrant Articles and at the Hearing they may dismiss them.

Mr. Evangelista made a motion to go into Executive Session to discuss pending Litigation for Littles Hill. Second by Mr. Hopkins.

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

All in favor 5-0.

Public was asked to leave the cafeteria until after the Executive Session.

Mr. Evangelista made a motion to go out of executive session. Second by Mr. Moultrie.

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

All in favor 5-0.

Community Development Plan-Presentation by Gaylord Burke, MVPC

Ms. Colwell stated that in November the Board met with the Master Plan Committee for an update on the Master Plan. Ms. Colwell stated that the Master Plan committee is now writing a visionary statement for the Town. She stated that Mr. Burke came to give the Town some input on what needs to be done and who is responsible.

Mr. Burke asked if board saw the build-out study that was done by MVPC.

Ms. Colwell stated that the Board has two copies and that she copied the visionary portion for the Board tonight.

Mr. Burke stated the \$30,000 grant is for the Town to work on the Master Plan. He stated that the Master Plan Committee could do their own visionary statement and goals and objectives. He stated that the goals and objectives of 1996 are not that old but should be updated. He stated that they should also do communities assessing their assets and liabilities. He stated that the MVPC did an assessment not long ago and can help the town with this also. Mr. Burke read what is needed for an Objectives summary. Mr. Burke stated that the Federal Government has stated that the funds need to look at regional use of Transportation funds.

Mr. Evangelista asked about the use of the Train station and buses to Rowley that the Town now offers if this would fall under that.

Ms. Leal stated that another bus has been added to the route.

Mr. Burke stated that this is a good item to be working on.

Ms. Colwell asked Mr. Burke what if a Master Plan is not done or if there is a time limit on finishing the Master Plan, would they lose the funds if they do not meet these items.

Mr. Burke stated that they have the funds already and the Town can get them at any time. He stated that the Master Plan is tied to federal grants and if the Master Plan is not done it will hurt the Town's rating to receive grants. He stated that as to a timetable, that 6 months to a year is normal and that it can take longer.

Mr. Sarno asked if Ms. Colwell had any more questions.

Ms. Colwell stated that she would like to know where the Master Plan Committee is and where they should be going.

Mr. Kelley, of the Master Plan Committee stated that they have their goals and objectives and do not have a grip on the visionary statement. He stated that under the 418 process they do not know what is expected of them. He stated that at the last meeting with the Planning Board it was discussed who would handle the funds. He stated that over the next 10 to 12 weeks they plan to invite town departments to come to them and define their goals and objectives. He stated that he is unclear on a timetable.

Mr. Sarno stated that the Planning Board and Master Plan Committee have to get together and find out where to go from here.

Ms. Sachs stated that the Selectman are requesting the funds. She stated that the Master Plan Committee is working on the goals and objectives and that this is similar to a visionary statement. She stated that they are trying to save the money on this portion and to use the funds for the end product.

Mr. Kelley stated that they want to save funds for the end and not spend as much as other Towns have spent on a Master Plan.

Mr. Evangelista asked if there is a form that the Town must fill out to receive the funds.

Mr. Burke stated that in the Build-out study there is a form and that they have a contact person in the Town, Ms. Colwell.

Ms. Colwell asked if the Town should tailor their research or go with how they are proceeding.

Ms. Sachs asked if the Planning Board could read what the Master Plan has given the Board tonight and then see how to proceed.

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

Bailey Lane-Independent Senior Housing Preliminary Plan

Mr. Sarno thanked the audience for coming to the meeting. He stated that residents only come when a project affects their neighborhood. He stated many plans effect the whole town. Mr. Sarno stated that the Selectman are looking for volunteers for many committees. He stated that tonight they are in a very preliminary plan on a controversial property. He stated that no decision would be made tonight. He explained that the Developer would describe the plan then the board would ask questions, then the audience could ask questions. Mr. Sarno asked if anyone wanted to speak to please come to the podium and state his or her name and address for the minutes. He asked that after the meeting any resident interested on being contacted about additional meetings to leave their name and address on a sheet of paper. Mr. Sarno introduced the members of the Planning Board.

Brain Devellis, of Mist Development LCC, explained the property and the three parcels owned by, Centore, Bartlett Realty Trust and Herrick. He stated that they are proposing a Senior Housing Community Development of 110 units. He stated that this is under the amount of units that could be built on the site. Mr. Devellis stated the units are single and duplex units for Senior Housing. He stated plan is for residents 55 years of age and older and the units would have a maximum of 2 bedrooms. He stated this would be a private development. Mr. Devellis stated that a big issue is both ends of Bailey Lane. He stated that they do not want to give a direct connection of the streets. He stated that this would be a tight community and this would keep out people that do not belong. He stated that they would have no wetland impacts. Mr. Devellis stated that 65% of the property would be kept as open space. He stated that they are looking for feedback from the Planning Board and the abutters. He stated that whether the open space would be open to the public would be a decision to be discussed. He stated that he would like feedback from the Planning Board on density and the road connection. Mr. Devellis stated that this is a beautiful property and he would like to develop under this plan or would develop under another plan.

Mr. Evangelista asked if the units would be single units or apartments.

Mr. Devellis stated that the units would be single units or duplexes.

Mr. Hopkins asked Mr. Devellis if this plan met the Senior Housing Bylaw density and percentages.

Mr. Sarno stated that if you go over 25 units the percentages go up.

Mr. Devellis stated that they are before the board with a preliminary plan and that they will comply with the bylaw and exceed the percentages.

Mr. Hopkins stated that you did not say if you are meeting the requirements of the bylaw with this plan now.

Mr. Devellis stated that he could not now but that they would comply with the bylaw.

Mr. Hopkins stated that if they can not say if they meet the requirements for 25 units how do they know if they can meet the requirements for 110 units.

Mr. Sarno asked if Mr. Devellis would be asking for any waivers.

Mr. Devellis stated that he would not be asking for any waivers

Mr. Moultrie stated that traffic will be an issue and have they done any traffic studies.

Mr. Devellis stated that they have not done a traffic study and this property may be a 40-unit subdivision.

Mr. Devellis stated that they have done complete wetlands and boundaries. He stated that his property would be developed.

Mr. Moultrie stated that under Density 165-106 the Maximum number of dwelling units per continuous buildable area is 4 per acre.

Ms. Colwell stated that the Bylaw states 25 units per development more might be approved if affordable housing is available.

Mr. Devellis stated that they are asking to make one development and not 5 developments. He stated that they are willing to do affordable housing which would help the town.

Mr. Evangelista stated that part of the property is in a Water Resource District and Ground Water Protection Area.

Mr. Devellis stated that that they are not using a treatment plant but individual septic's and some joint septic systems.

Mr. Johnson asked about wetlands and if they have been flagged.

Mr. Devellis stated that the wetlands have been flagged.

Mr. Sarno asked for questions from the audience.

Ellen Leach, 66 Bailey Lane stated she works for senior housing and seniors require an elevator. She stated that these units in Georgetown would not work

because they are up and down stairs. She stated that Bailey Lane on either side is a dangerous street. She stated that there would be accidents. She stated that she works with the elderly and that this is not the place for seniors. She stated that she is against the plan.

Mr. Jack Hayman, 68 Bailey Lane read a prepared letter. He stated that this plan is preposterous. He stated that Bailey Lane was untouched until 1960 it was a Fire road. He explained how the road became the road it is today. He stated that they were assured of no further development and that the roads would never connect. He stated that the Asphalt has been added and added again when Marions way was built. Mr. Hayman stated that safety is a number one concern for the neighborhood children. He stated that there are no sidewalks and this is a watershed area. He stated that these property owners do not live in town and that the owners have no concern for town water. Mr. Hayman stated that Mr. Centore has a legal suit before the town. He stated that a technicality is in his favor. He stated that a sewage disposal system would impact the water supply. He asked if they had an alternate plan if a treatment plant would be used. He stated he is concerned over residents leaving because of change to street. Mr. Hayman stated that he granted an easement to Bartlett for Marions Way and he received no compensation and he is not against growth.

Mr. Ogden, Selectman, Projects scale is mentioned a lot, 110 unit does not meet this bylaw. He stated that the ISH Bylaw was never passed for 110 units. He stated that if any of the Comprehensive Permits were passed we would meet our affordable housing. He stated that a plan has to fit the community. He stated that he is not in favor of this plan.

George Comiskey, 45 Old Jacobs Road, he stated that most of this property is in Zone 2. He stated that this is one of the closest points to the Town wells. How much water would they use and would they drill for there own well.

Mr. Devellis stated that they would drill for a well if they were forced too.

Mr. Comiskey stated that the draft from Master plan states the Town wants to protect water resource. He asked how does Planning Board address this.

Mr. Hopkins stated that the ISH bylaw is already passed and the board would go by the bylaw.

Mr. Sarno stated that he is concerned over the water resources and about the town as a whole.

Mr. Hopkins stated that the ISH is already passed and the Board can not revoke a bylaw that is already passed.

Mr. Sarno stated that he agrees with Mr. Ogden. He stated that the Bylaw was not intended for this density.

Anthony Damato, 33 Bailey Lane, he stated that this project affects his property. He asked what is the length of road and what would be the width of the road.

Mr. Devellis stated that there would be two access points and they are trying to avoid a direct access but the residents can use either entrance.

Mr. Damato stated that there is natural runoff what will they do with this water. He stated that he has concerns about the integrity of the property and the value of the property. He asked about the length of road. He stated that the Bailey Lane access would cut land in front of his house for this property.

Mr. Devellis stated that they would deal with the runoff. He stated that this would be a development of residents 55 years of age and older and they would have private ownership. He stated that if 40 lots were developed then they would have 40 families and children. He stated that they would have to keep the value up. Traffic study would be done and that they would work with the abutters.

Mr. Damato stated that he sees discretion in value on a 4-bedroom home and a 2-bedroom unit.

Mr. Devellis stated that the residents would be older citizens who do not want the work of a large lot of land.

Mr. Sarno read a letter from the Water Department. Letter stated that in Zone 2 they are within 1,000 feet of well area and that this is in the Groundwater Protection District.

David Flanagan, 27 Bailey Lane ask for a copy of the minutes of the meeting. He stated that he is familiar with the property as he was on the ConsCom. He stated that they have not filed a Notice of Intent and he has a lot of concerns. He stated that there are a lot of ConsCom issues and 3 enforcement orders on this property. He stated that the Planning Board should talk to Town Council regarding this property. He stated that he agrees with Larry Ogden that this project is too large. He stated that the property has direct hydraulic access to our well fields and can not support same density as other areas in town. He stated project is too big for area it is on. He stated that this is not what the ISH Bylaw was developed for. He stated that in Mr. Devellis's opening remarks he talked about land acreage. He stated that this Zoning is 2-acre minimum. He stated that the applicant should come here seriously we all have families. He stated that this plan does not meet zoning and does not meet setbacks. He stated that the flagging was not presented to the ConsCom.

Mr. Devellis stated that he takes his job very seriously and the total of all parcels is 54 acres. He stated that he appreciates the input from the abutters.

Mr. Hopkins stated that a previous plan of 6 lots on this property did not pass. He stated that the length of road would be an issue.

Mr. Moultrie stated that you keep saying you can build 40 homes. He stated that many homes would not be approved for this property.

Norm Marquis, 64 Bailey Lane, he stated that he has concern and disappointment over this project. He stated that the Town's water problem of clean water was only a few months ago fixed. He stated that now with only 30 homes on Bailey Lane it could take 20 minutes with a bus coming down the street to get through.

Danielle Vanderzanden, 1 Heritage Way, stated that Mr. Devellis keeps stating that his land would be developed. She stated that Mr. Centore told them he would not develop. She stated that this is a private road and that the applicant would not be here in the future. She stated that there would be road issues and maintenance of the roads. She stated that with the width of the road residents can barely access today how would it be after 110 units. She stated that the road would be a cut through and with this would increase the traffic turning on to Andover Street. She stated that the street is narrow in the winter. She stated that there are environmental issues being so close to wells. She stated that there are fines still owed by Mr. Centore. She asked if the town would be left with the fines. She stated that the Planning Board stated that the last house was a condition. She stated that they have no reason to believe that this is what is proposed. She stated that they already have flooding from beavers on lower Bailey Lane. She stated that this plan should not be adopted.

Brad Shores, 12 Taylor St, he stated that he would like to speak for 11 kids that stand at the bus stop as the morning traffic flies by. He stated that he has to stand out in the road and slow the cars down. He stated that the applicant would have to do something to Taylor St and Lake Shore Drive to make them safe for the kids. He stated that the Planning Board should deny the plan. He stated if approved the Town should get something playing fields, sidewalks, etc.

Mat Borghesani, 1 Heritage Way, he stated that he is incensed that this is going through. He stated a major concern would be with traffic. He stated that the Planning Board should keep the town as what we moved here for. He stated just as Mirra's project is a large percent of town this at 110 units is quite a large percent for this area of town. He stated that he does not trust them.

Bill Murphy, 57 Bailey Lane, he stated that he has an objection to the size and is eligible for this type of property but is opposed to this project.

Richard Curtin, 10 Mohawk Circle, he stated that Mr. Devellis did not know the 1,000 foot area of the watershed. He asked than why is it shown on the plan if he did not know where it was. He stated that Lake Shore Drive is already a cut through so this will be used as a cut through also. He stated that using the lower egress or upper egress all will end up in same place. He stated that the water flow issues are a big concern. He stated that some homes are under 3ft of water. He stated that no water is shown on the plan. He stated he agrees with Mr. Ogden, plan is too large for this area.

Anthony Natale, 35 Bailey Lane, He stated that he has major concerns over this project. He stated that with a third septic system does not feel that the land is able to support this project.

Linda Murphy, 57 Bailey Lane, she stated that she is on the Housing Committee. She stated that Mr. Centore has been never paid a fine. She stated don't say yes to him.

Mr. Sarno stated to Mr. Devellis that he could withdraw the plan without prejudice, continue and come back at another meeting, or the Board could vote tonight.

Mr. Moultrie asked the developer to withdraw without prejudice.

Mr. Devellis asked for a 5-minute recess.

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

Mr. Sarno stated that Mr. Devellis would address the audience. He stated that he asked that the audience take his comments on community service seriously.

Mr. Devellis stated that he understands that this is an environmentally sensitive area. He is not Mr. Centore and apologies for not knowing of him or the history. He stated that the Independent Senior Housing is a good bylaw. He asked that the plan be withdraw without prejudice, but that they will come back with another project and he hopes to save land.

Mr. Sarno asked for a motion.

Mr. Moultrie made a motion to accept the withdrawal of the Bailey Lane ISH plan. Second by Mr. Hopkins. All in favor 5-0.

Mr. Hopkins made a motion to return \$9500 of the application fee to the applicant. Second by Mr. Moultrie. All in favor 5-0.

Mr. Sarno asked any resident who would like to be notified of an additional Hearing to sign a sheet.

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

Vouchers

Payroll

Kathleen Bradley Colwell-----\$856.96
Janet Pantano-----160.95

Technical Review

GEI-----Maureen Lane/slope-----\$817.86
Carleton Drive-----Return Technical Fee-----\$7813.12

Supplies

Allied-----11.07
Allied-----40.06
American Speedy-----ZBL's 10-----85.90

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

Mr. Sarno stated that they should find out why Mr. Graham charged a fee for an estimate of a review.

Mr. Sarno asked about Brock Way.

Ms. Colwell stated that they are coming to the next meeting.

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

Meeting adjourned at 10:25PM.

Minutes transcribed by J. Pantano.

Minutes approved as written March 14, 2001.