

**MEETING
GEORGETOWN PLANNING BOARD
Georgetown Middle/High School Auditorium
October 10, 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.

Discussion

Little's Hill-revisions

Mr. Spear stated that they are asking for 3 items on a lot to be changed. He stated that with him were Shep Spear and Bill and Cindy Mamer. He stated that they are asking for a favor to make plan a better plan. He stated that on the plans are two drainage easements. He stated that the point of one easement is within 1-2 feet of driveway. He stated that he met with Mr. Graham and discussed moving easement to the other side of the house and there would be room to have a backhoe go in and clean out the basins. He stated that Mr. Graham agrees that this would work. He stated that the other issue is where the turnaround is they thought line was from curb not from lot line. He stated that he took pictures today to show the board. He stated that they had a truck go up to the site and make turns and the truck had no problems. He stated that Mr. Graham was not against the change but not totally for the change. He stated that on the snow storage easement it is 8ft from the house. They propose making it smaller and could make wider in opposite direction.

Mr. Moultrie asked how did the house get so close to the easement.

Mr. Spear stated that they could build right up to the easement. Mr. Spear stated they would like a 10ft snow storage easement.

Mr. Moultrie asked how far they are from no-cut zone.

Mrs. Mamer stated there is room to move the easement.

Mr. Spear stated that the pavement is 48 ft from lot line bring down to 38ft.

Mrs. Mamer stated that they have been looking for a home and they very much like this house. She stated that they asked the Spears to come to the board this evening. She stated that in the evenings when she has been at the site trucks have come up and around the blockade.

Mr. Moultrie stated that there should be a blockade there and now trucks should be accessing around it. Mr. Moultrie stated he would like to look at this lot closer and could not until next week.

Ms. Colwell stated Mr. Graham is okay with the drainage. She stated that the snow storage could be pulled back by 10ft. She stated that Mr. Graham is not amendable to change of pavement.

Mr. Mamer asked if they could just have a gravel area for snow removal.

Mr. Moultrie reminded Spears that the street is too be blocked as residents requested when the plans were discussed.

Ms. Colwell stated that Mr. Graham goes by approved road standards.

Mr. Sarno stated that this is a board decision but that they rely on the Highway Surveyor and Mr. Grahams recommendations. He stated that it looks like there is room for compromise but that they would need to review plans.

Mr. Shep Spear asked if the width of the pavement impact the dimensions.

Mr. Moultrie stated that there was some reason that the Board made snow storage this size. He asked if the Spears could meet him on Monday at the site.

Mr. Spear stated that they could meet him at the site.

Ms. Colwell stated that they could return October 24 at 7:30PM.

Mr. Spear stated that they have marked the lot with lines.

Ms. Colwell asked Mr. Spear to remove a line on the plan. She showed the line to Craig Spear.

Mr. & Mrs. Mamer thanked the board for looking at the plan.

B & W Press/SPA

Ms. Colwell stated that she had a request from Mr. Beegan to extend the Public Hearing to November 14, 2001 and also to extend the decision date to November 21, 2001.

Mr. Moultrie made a motion to extend the Public Hearing for B & W Press to November 14, 2001. Second by Mr. Kostura. All in favor 5-0.

Mr. Moultrie made a motion to extend the decision date for B & W Press to November 21, 2001. Second by Mr. Kostura. All in favor 5-0.

Board Business

Minutes

Board looks over minutes of September 26, 2001 and Executive session of September 26, 2001.

Mr. Moultrie made a motion to accept the minutes of September 26, 2001 as amended. Second by Mr. Kostura. All in favor 5-0.

Mr. Moultrie made a motion to accept the Executive Session minutes of September 26, 2001 as written. Second by Mr. Evangelista. All in favor 5-0.

Master plan

Mr. Evangelista stated that the committee has made up a new questionnaire for Town Meeting. He stated that then they will start on the Exec. Order 418 to get the \$30,000. He stated that they hope to supplement these funds by asking for volunteers from town residents. He stated that they are trying to spend as little extra funds as they can. He stated that they have an enthusiastic committee. He stated that they will be meeting on Thursday's and the next meeting is tomorrow at the Public Safety Building at 6:30PM.

Comprehensive Permits

- **Norino Way**

Ms. Colwell stated that the ZBA asked for comments on this plan at the last minute. She stated that they have closed the hearing and are not taking any more comments. She stated that she did not see an engineer's report on this plan.

Mr. Moultrie stated that the plan has no sidewalks and he sees a lot of problems with the plan.

- **102 Pond Street**

Ms. Colwell stated that she gave a copy of the usual conditions that the Planning board usually uses to the ZBA. She stated that she asked to see the review report from Mr. Graham and that she would make comments.

FYI

Ms. Colwell stated that there would be an Open Meeting Law workshop on October 25, 2001 in Danvers by the Attorney Generals Office. She stated that Ms. Pantano would like to attend. She stated that she is okay with her going.

Board agreed that she could attend if she wanted.

Ms. Colwell stated that there is a Planning Board conference at Northern Essex and stated if any Board members wanted to go to let her know and she would register them.

Vouchers

American Speedy Printing-----Envelopes-----\$49.78

Payroll

Kathleen Bradley Colwell-----\$886.96
Janet Pantano-----\$344.70

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

New Plans

Ms. Colwell stated that she received new plans today for a Common Drive/Special Permit on Central Street for Dr. Skeirik. She stated that she would have Mr. Graham review the plans.

Mr. Hopkins made a motion to recess until 8:30PM. Second by Mr. Kostura. All in favor 5-0.

Whispering Pines and Raymond's Creek

Mr. Sarno opened the Public Hearing on Whispering Pines and Raymond's Creek. He explained the process of the meeting. He stated that the developer has been here before on this parcel of land. He stated that Ms. Colwell has put together comments from past meetings and minutes for all board members. He stated that they would have to end the meeting by 10:45PM.

Howard Speicher stated that he is the attorney for Mr. Longo and Mr. Masterson. He stated that the developer has from previous meetings received consensus

that the abutters would like to see a smaller size development. He stated that this is what they are here tonight for Whispering Pines and Raymond's Creek to show the Board and abutters. He stated that there are 21 homes in the subdivision with 20 new lots and one existing home. He stated that there will be 19 new single family homes and on one lot would be the Independent Senior Housing (ISH). He stated that the Senior Housing would be 24 two-bedroom units. He stated that the roadway would comply with the Subdivision Regulations. He stated that this proposal is what town is looking for. He stated that this is the first ISH in town thus far and would benefit the town greatly. He stated that also present tonight is Frank Woodly, Tom Mannelta of Atlantic Engineering, and Ken Harvardy for the Traffic Study.

Tom Mannelta, Engineer stated that the parcel is 36.8 acres in Georgetown and 4.1 acres in Rowley. He stated that there would be 19 single-family house lots and an open space lot. He stated that Lot 16 would be the open space lot. He stated that there would be 2600 ft of roadway and that Lot 7 would be the ISH. He stated that the ISH would be on 24.9 acres in the RB zone. He stated that they would reduce peak runoff and meet all conditions. He stated the ISH would be 24 units in 8 buildings. He stated that the total open space would be 35 percent open space 35.66 percent in joint 38.66 open space in Georgetown. Why propose ISH in this area is because of brook and buffer zone. He stated that this area is more suitable area for septic system.

Mr. Woodley stated that the buildings as far as esthetics they would mix up garage door entrances on all sides so that each homeowner would have an individual entrance. He stated that they are proposing low maintenance shingles and siding. He stated that owners would have their own driveway. He showed drawings to the board.

Mr. Sarno stated Mr. Graham does not have a written report but that he has comments.

Mr. Speicher stated that they did a traffic study to look 6 years down the road. He stated that the ISH would have a lower usage of the road and less traffic than subdivision. He stated that there is good site distance at the road.

Mr. Sarno stated that they have received letters from the Water Department and he read them to the audience. He stated that for the ISH to be approved the subdivision must be approved. He stated that a Definitive Plan needs a majority of the board to approve. He stated that the Special Permit for the ISH needs a super majority to be approved.

Mr. Graham stated he would have a full report in a couple of weeks. He stated that Mr. Mannelta could respond to comments. He questioned the 25-ft radius as not being an issue as long as they have another egress and there is now on this new plan. He asked what is parcel X.

Mr. Mannelta did not know what this is.

Mr. Graham stated that he does not have problem with egress if they have a second. He stated that they should have easement if needed.

Mr. Mannelta stated that they would get the easement if it were needed.

Mr. Speicher stated that if it is not a problem then they would not go for the easement.

Mr. Graham stated that in the ISH the basements are show on grade or 3ft below.

Mr. Mannelta stated that some would be on slabs and some may have basements.

Mr. Graham stated that he liked the road profile on this road. He stated that he would like to see profile pick up grades for ice and water management. On the cul de sac he would like to see a 2 percent grade.

Mr. Graham stated that on Road 1 drainage issues are Maglio's and Yavorski's. He stated that a 4-acre drainage detention basin with a mallard structure would work in this area. He stated that at station 6 taken back to drainage line on lot 7 at the ISH. He stated that the sidewalk on the ISH does not connect to the subdivision and that they should put crossings in. He stated that if the Planning Board would reduce the cul de sac to 140 ft then lots would fit a little better and would not involve rules and regulations. He asked about the cement four bay why not conventional vegetation. He stated that he has a concern of concrete not a very enduring material.

Mr. Graham stated that in the ISH parking spaces two per unit, one in garage and one behind. He stated that he does not know if that is what Planning Board intended to mean by two parking spaces per unit. He asked about Guest parking. He stated that the plan looks good, there should be no on street parking for guest parking in case of emergency situations. He stated that he would like to see calculations on upland. He stated that this should be on the plan and where calculations come from. He stated that the traffic and the units on the application have to be fixed. He stated that he would recommend to the Planning Board that they do not do additional Traffic reports but request the developer to do improvements to Warren Street. He asked about the Community use building and Maintenance Building. He stated that a landscaping plan is required. He stated that the biggest concern with the ISH is the situation of where ISH is located on site with other properties. He stated that it would be more in harmony with abutting property if ISH were put adjacent to single family homes being built. He stated that if they think there is a remedy but the disposal field is an issue

then he could look at this. He stated that the Engineer and plans were very complete and he feels that they are heading in the right direction with the Planning Board. He stated that the drainage calculations are in a large book but what he has looked are within limits.

Mr. Speicher stated that they had some letters from abutters supporting the plan. He gave the letters to the Board. He stated that Mr. Longo and Mr. Masterson have worked hard with abutters to make a plan that would work. He stated that they have not seen a problem with ISH abutting single family homes and he would welcome comments from abutters. He stated that the ISH would be quieter than the single-family homes.

Mr. Sarno stated that Letters from abutters would be put in the file.

Ms. Colwell stated that under the ISH housing balance they must have two affordable housing units.

Mr. Speicher stated that they would do what is necessary but he does not know which units would be the affordable units.

Ms. Colwell stated that the Subdivision would fall under the Rate of Development Bylaw but that the ISH would not.

Mr. Evangelista asked about the size of lot 16 and how much of the land is in Georgetown.

Mr. Speicher stated that 5.2 acres in Georgetown and 3.14 acres in Rowley.

Mr. Evangelista asked how much of the land in Georgetown is dry and buildable land. He stated that he would like to see the actual figures. He asked what protects the Town of Georgetown from the land in Rowley from being developed in Rowley.

Mr. Speicher stated that they would give the town a deed with restrictions as to what can be done with the land.

Mr. Evangelista asked about the septic system.

Mr. Mannetta stated that they would have a conventional system in one area it would have to be pumped but all other areas would have an individual septic system.

Mr. Kostura asked if the applicant would apply to register for affordable housing with the State. He asked if the applicant would go through the process needed so the town would get credit for the affordable housing.

Mr. Speicher stated that he would look into this.

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

Mr. Speicher stated that the only one would be on the radius.

Ms. Colwell asked about the open space that they are proposing to give the town with the subdivision. She stated that they are not required to do this. She asked if the Board would want to own this land and they should find out if the town wants the land.

Mr. Manna stated that they can add this land to the lots if they have too.

Ms. Colwell stated that they should seek input from the Open Space Committee.

Richard Murphy 25 Warren St stated that they have a lot of traffic now. He asked about the traffic percentage for future traffic and truck traffic. He asked about truck design speed and the width of truck traffic. He asked how many of the letters submitted are abutters that received a notice of this meeting.

Ken Havardy stated that they did not do truck percentages. He stated that once plan is built there would not be many trucks. Mr. Havardy stated that there are 900 cars per day now and they see an increase of 350 per day would go up to 1175 cars per day in 6 years. He stated that this is a two- percent increase per year or 10 % roughly.

Mr. Moultrie stated that all letters on list abutters but only 2 received notices.

Mr. Moultrie stated that the design speed and width of road is 18 to 22 ft. He stated that the design speed is 15 mph or 25-30 when in good condition. He stated that the posted speed comes under the Police Department.

Mr. Murphy stated that the posted speed is 35 mph.

Mr. Moultrie stated that offsite improvements of a sidewalk would be done in the 40ft right way. He stated that residents get upset when they find out that the sidewalk would end up in the middle of their lawn. He stated that he does not want to have a sidewalk to no where.

Richard Swett, 29 Warren Street stated that he abuts road two. He stated that his home would now be changed to a corner property. He stated that he was upset that the developer has never approached him at all. He stated that this is a heavily wooded area. He asked where would the trees be cut and how would this impact him.

Mr. Graham stated that they would be clearing for the road a 50ft right of way. He stated that they have to clear for the utilities to go in.

Mr. Swett stated that some of the trees are straddling the line.

Mr. Graham stated that he would have negotiated the trees with the developer. He stated that it is unfortunate that he has not been approached on this plan. Mr. Graham stated that this development would be a long process and would take a while and would not be decided tonight. He stated that the Developer would have to get together with this individual. He stated that any drainage must be contained in the roadway and not impact abutters' property.

Mr. Swett stated that he has lived on this for 30 years and the speed is unreasonable. He stated that the street was not for walkers.

Dean Fantini 40 Warren Street stated that he is concerned over the impact on the town and its services, fire, water, electric, etc. He stated this would be a disruption to the neighborhood that it is a small neighborhood and this is a large plan and would have a large impact. He stated that he is not against the Raymond's developing their land and would not want deny Mr. Longo a living. He stated that this is an elected board and they must go by the bylaws and there are bylaws that limit building. He stated that they have to look at the letter of the laws and keep from being too dense.

Steven Gondella 44 Warren Street stated that the traffic on the street is too heavy now. He stated that road one is in front of his house and that he moved here from Salem to get away from traffic. He stated that he did not know this was coming when he bought his property.

Sue Harding 18 Warren Street asked why they are proposing this ISH in a rural area. She asked what the price range of homes would be and what other developments they have built.

Mr. Speicher stated that this is an appropriate area for ISH he stated that there are not a lot of parcels to house an ISH. He stated that the town accepted this ISH bylaw and this is RB zone. He stated that the price they could not tell right that there are too many variables that go into this. He stated that they would be moderately priced homes that would fit into what is their now.

Mr. Longo stated that he built Davis Lane and Marions Way in Georgetown. He stated that he is building his first ISH plan in Groveland on RT97.

Ms. Harding asked what the style of the homes would be.

Mr. Longo stated that they would be colonial style homes.

Mr. Sarno stated that ISH must have a minimum of 5 acres and that this limits parcels of land that you can look at. He stated that people look at ISH as for seniors but this is for 55 years and older. He stated that the ISH bylaw in Georgetown states you can not have teenagers or anyone less than 55 years living in the home.

Lynn Wilson 31 Warren Street stated that she has had discussions with Mr. Longo and feels that he will address issues of abutters. She stated that she has only been in Georgetown for two years but her husband has been for 30 years and the town has grown and hopefully this would be positive for the town.

Linda Maglio 49R Warren Street stated that they would be most affected by project by Mr. Longo. She stated that they have talked with Mr. Longo and they hope they will keep talking. She stated that the street was a busy street four years ago when they moved in and will always be a busy street. She stated that she hopes Mr. Longo listens to the abutters and would help them accept change that will happen.

Mr. Evangelista stated that the letters from abutters single out ISH and do not mention the subdivision. He stated that they support ISH but do they know of the subdivision. He stated that the letters state that the project would not impact the schools.

Mr. Longo stated that he could not answer for them as to whether they know of subdivision or not.

Mr. Sarno stated that the subdivision would be under the Rate of Development Bylaw but the ISH would not be. Mr. Sarno stated the Hearing and Decision date should be extended to a realistic date. He stated that they would like to have Mr. Grahams report to the board and engineer before the meeting.

Mr. Graham stated that if they change the road grades then he could summarize this in 8 to 10 days and then a more detailed report. He stated that he would go over the plan with Mr. Mannelta when he has the summary done.

Mr. Mannelta stated he would need two weeks to revise the plans.

Mr. Graham stated he would need two weeks for his report.

Ms. Colwell stated they could put on December 12, 2001 agenda

Mr. Mannelta stated that they would like to come back on November 28, 2001.

Mr. Sarno stated they should extend decision date to 2nd Friday in January.

Discussion on dates to return and decision date.

Mr. Speicher made a request to extend the decision date to January 11, 2001.

Mr. Hopkins made a motion to extend the decision date to January 11, 2001.
Second by Mr. Evangelista. All in favor 5-0.

Mr. Hopkins made a motion to extend the Public Hearing to November 28, 2001
at 8:30PM. Second by Evangelista. All in favor 5-0.

Mr. Speicher asked how the board feels on the radius waiver.

Mr. Sarno stated waiver of radius was an issue because of only one egress and
now they have two.

Mr. Speicher stated if the board wants them to acquire the land then they have to
know where to have their energy go.

Mr. Graham stated that at the access they could take the parcel further too the
south they own the land why not use this.

Mr. Longo stated that if they have two means of egress then he thought they
would allow the waiver.

Mr. Graham stated that they could move the line so they could comply. He
stated that one road has to comply.

Mr. Hopkins stated that they can make one road comply and then they are asking
for a waiver on the other road only.

Mr. Sarno stated that it would make sense to hear from the Fire Department and
Police Department on this. He stated that Mr. Graham has stated they could fix
one and need a waiver on one. Mr. Sarno stated that the board would like to see
this on a plan. He stated that they are not going to get an answer tonight.

Mr. Sarno stated that on the senior housing lot abutting Rowley land would have
a natural buffer instead of being adjacent to single family homes.

Mr. Manna stated that he had concerns over septic system in this area. He
stated that he would have to see how plan would lay out.

Mr. Speicher stated that they would not want to move in that direction.

Mrs. Maglio stated that they could not move to other side because they would
lose a lot. She stated that she had a concern over the septic system.

Mr. Speicher stated that they would like to keep as is

Mike Michaud 5 Belleau Woods stated that he does not have any major objections but stated that this would effect surrounding property. Stated that he would prefer the housing that is being put in to be effected by the ISH instead of existing homes.

Mr. Sarno asked if there is a buffer zone.

Mr. Manna stated that there is a 25ft no-cut zone along the edge of the property.

Mr. Graham stated that there is one point that is 15ft from property line and a septic system.

Mr. Hopkins stated that he would like to see ISH flip flopped and stated that this would work better for community.

Mr. Speicher stated that they would take an other look at this.

Mr. Hopkins asked about when they would have a Homeowners Association agreement.

Ms. Colwell stated that in Pillsbury Pond they had the HOA agreement halfway through the process. She stated that we have along way to go that they have not looked at buildings, landscaping, etc.

Mr. Speicher stated would that they would not want to have Condominium Document until further into process.

Mr. Speicher stated that the Condominium Document could have condition to have ISH in it.

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

Meeting adjourned at 10:35PM.

Minutes transcribed by J. Pantano.

Minutes accepted as amended October 24, 2001.