

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
October 24, 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

Littles Hill/Form A

Mr. Sarno stated that Mr. Moultrie met with Mr. Spear at the site and Mr. Moultrie requested revisions be made as the applicant requested.

Mr. Moultrie explained the revisions to the Board. He stated that the Spears would plant some trees to keep vehicles from accessing road in this area. He stated that no fencing could be in this area because of snow storage.

Mr. Hopkins stated that Mr. Graham had no problem with the change in snow storage and that this was up to Mr. Moultrie as Highway Surveyor and the Board.

Mr. Moultrie made a motion to approve the plan with the changes as discussed. Second by Mr. Evangelista. All in favor 5-0.

31 and 33 Long Hill Road/Form A lot line change

Ms. Colwell explained the history on the form A. She stated that the plan was signed but was lost. She stated that the house was built too close to the lot line. She stated that this is a lot line change.

Mr. Moultrie asked if the plan had an engineers stamp on the plan.

Ms. Colwell could not find a stamp on the plan.

Mr. Moultrie stated Mr. Decoulas who knows the area probably did the plan. He stated that the Board must have a current plan to sign.

The applicant stated that when the house was built the stake was knocked down and the house was built to close to house next door.

Ms. Colwell stated that she received the plans tonight. She has talked to the real estate agent Diane Manning and she will talk to her again and explain to her exactly what the board needs.

Mr. Sarno stated that they need a signature from the abutter also.

Ms. Colwell stated that they have the signature from the abutter. She stated that they need a mylar with an engineer's stamp. They also need a plan with 2001 abutters and reflecting the changes to be made.

The applicant asked who was responsible for plan not being recorded.

Board stated that who ever presented plan to the board should have recorded the plan.

Ms. Colwell stated that they could try to return on November 14, 2001 but would need to submit everything by November 7 so that the plans could be reviewed.

Minutes

Board looked over the minutes of October 10, 2001.

Mr. Evangelista made a motion to approve the minutes of October 10, 2001 as amended. Second by Mr. Kostura. All in favor 5-0.

Public Hearings

Cuffee Dole's/Graham Archer

Mr. Graham stated that he witnessed some soil tests at the site. He sent a report to the board. He stated that he received new plans yesterday and he has reviewed them briefly. He stated that they have addressed all issues. He has not done an in-depth report. He stated that he needs a week and a half to do an in depth report. He asked the Board to look at sheet two of the plan and explained the drainage system. He stated that he is pleased with these plans.

Dylan James of Meridian Engineering explained drainage and that they have a 50ft buffer along the Pond that they have been asked not to disturb because of endangered species. They plan to restore the area with natural grasses.

Mr. Hopkins asked if trees would be put in.

Mr. James stated that no trees would go in just grasses.

Mr. Kostura stated that the ConsCom would put restrictions on this area in perpetuity

Mr. Archer stated that trees would be put in the parking area.

Mr. Sarno stated that a lot of work has been done on the plan and he asked when they would go before the ConsCom.

Mr. Archer stated that they would meet with the ConsCom tomorrow.

Ms. Colwell asked if they had a landscape plan.

Mr. Archer stated that they did not go back to landscape architect.

Mr. Graham stated that they should have a landscape plan before approval.

Ms. Colwell stated that it should not be that difficult to put together a landscape plan.

Mr. Hopkins asked about waivers they are requesting.

Mr. James gave the Board a letter with waivers they are requesting.

Mr. Sarno stated that the board and engineers are on board with the stormwater management plan. He went over the waivers.

- Traffic study-waiver-appropriate
- Impact statement-waiver- appropriate
- Plan size-reduction-no waiver
- Parking and curbing-no waiver

Mr. James stated that the size plan they are showing is too large to be recorded. He stated that the plan could be reduced for the Registry of Deeds.

Ms. Colwell asked if they would be subject to Flood Plain District.

Mr. James stated Water Resources District plans had not reflected in this area.

Mr. Graham stated that if they are in the Water Resource District they would be required to get a special permit from the ZBA and also if they are in the Flood Plain a permit from the ZBA.

Mr. Archer stated that the Building Inspector sent a letter to the board regarding these issues.

Ms. Colwell stated that the Building Inspector would let them know if they are required to go to the ZBA.

Mr. Graham stated that he feels the Planning Board should have this in their decision.

Ms. Colwell stated that she was not comfortable with this in the decision.

Board stated that they feel this is up to the Building Inspector.

Ms. Colwell stated the Board wanted more detail on materials in the Architectural plans

Mr. Kostura stated he would like to have in writing what materials they are using and reference with colors.

Mr. Archer stated that they were planning on cedar shingles but now they would be using vinyl siding in clapboard look.

Ms. Colwell asked about plans on the fire hydrant.

Mr. James stated that they have talked with the Fire Department. He stated that the Electric Company is okay with wires over the street.

Ms. Colwell stated that they have moved the dumpster.

Mr. Graham stated that the edge of pavement is not bermed.

Mr. Graham stated that the parking spaces shown are the only way to get the spaces that they need. He stated that this is not the best way but this is only way to get spaces on this amount of pavement.

Ms. Colwell asked about a loading dock.

Mr. James stated that there is a concrete landing in the rear and that they would keep this.

Ms. Colwell asked if they had a detail of the sign.

Mr. Graham stated that they are not set with the lighting and need a revised landscape plan.

Mr. Archer gave a revised lighting plan to Mr. Graham. Mr. Archer stated that the sign would be no larger than what is there now.

Mr. Graham stated that the plan looks okay and the lighting is shielded on the neighbor's side.

Mr. Sarno stated Mr. Graham would have his report finished by November 7 and the next meeting available would be December 12th.

Mr. Archer asked if it would be possible to get a building permit to get started. He stated that this would be jumping the gun but that they want to work on the exterior and interior of the building. He stated that they would not work on the stormwater management system.

Mr. Moultrie stated that they could not circumvent the process if they do for one then they would have to do for others.

Mr. Evangelista stated that the board does not want to start to change the process.

Mr. Sarno stated that they could put them on the November 14 meeting and Ms. Colwell can put together a draft decision with conditions. He stated plan could be approved with conditions added.

Mr. Moultrie stated that they still need ConsCom approval.

Mr. Kostura stated that the ConsCom only had two small issues.

Mr. Sarno stated that he suggests that they request an extension.

Mr. Archer requested an extension to December 19, 2001.

Mr. Evangelista made a motion to extend the decision date on Cuffee Dole's Site Plan Approval to December 19, 2001. Second by Mr. Hopkins. All in favor 5-0.

Mr. Evangelista made a motion to extend the Public Hearing to November 14, 2001. Second by Mr. Hopkins. All in favor 5-0.

1 Farm Lane/Site Plan Approval

Ms. Colwell asked the Board to go through her draft decision. Ms. Colwell went over the list of items that are required to be done. She stated that all were done. She asked if the Board requires a BOH approval letter.

Mr. Sarno stated that the board should have a letter from the BOH on the septic system.

Ms. Colwell asked if the board would require \$2,000 bond for the as-built plan.

Mr. Evangelista stated \$1,500 bond would be sufficient.

Mr. Halloran asked if an as-built for site plan approval is required.

Mr. Sarno stated that the Board would require the as-built.

Ms. Colwell asked if for the Inspection phase would they require \$2,000.

Mr. Sarno stated that this could be reduced to \$1,000.

Ms. Colwell stated that the plans would have to be recorded. She stated that any changes to the following would have to be approved by the Board, Parking, loading, and storage. Ms. Colwell stated that the fence on side would require a gate for access for the Fire Department.

Applicant stated that they would do this.

Ms. Colwell stated that the number of Employees would not be changing. Ms. Colwell stated the plan of the building is not signed or stamped.

Mr. Halloran stated that they could submit structural plans.

Ms. Colwell stated that she would reference plan in the decision. She stated that she would need the final date of revision.

Mr. Evangelista made a motion to approve the Site Plan Approval on 1 Farm Lane with revisions. Second by Mr. Moultrie. All in favor 5-0.

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

Discussion

Railroad Ave/Preliminary Subdivision

Mr. Cuneo and Mr. Grasso of Professional Land Services presented the plans.

Mr. Cuneo stated that they have no problems with the issues in Mr. Graham's report. He stated that Parcel B would be incorporated into lot 1 or to the Town or an association.

Mr. Sarno stated that if the lot goes to an association they would require the wording of no further subdivision of land.

Mr. Cuneo stated that they could prepare the wording.

Mr. Schroeder 58 West Main Street asked who would take care of the lot.

Mr. Cuneo stated the association would take care of this.

Mr. Moultrie stated that they would have to have a 50ft right of way to accept the road.

Mr. Cuneo stated that lot 1 would have an easement and that they would prepare association paperwork. He stated that if Mr. Danilecki accepts the land this would make his lot a conforming lot. He stated that on the rounding of the road that they met with the abutter and they discussed a rounding easement. He stated that the abutter has a plan and he is reviewing the plan.

Mr. Graham stated that the first section of the road is 35 ft wide.

Mr. Moultrie asked if they are trying to buy an easement or a fee.

Mr. Cuneo stated that they are trying to buy easement for the rounding and the road.

Mr. Moultrie stated that there would be a problem if the abutter in the future wanted to put an addition on his property and he does not have a buffer.

Mr. Sarno stated that if the abutter does not agree then they would require a waiver.

Discussion on access for the Danilecki property.

Mr. Sarno asked Ms. Colwell and Mr. Graham to weigh in on the waiver.

Ms. Colwell stated that they could change to a court and reduce the number of homes and then they would not require a waiver. She stated that they could make one lot affordable housing and then the Board could allow the waiver.

Mr. Cuneo stated that they are waiting for the abutter's decision before they look at other options.

Mr. Hopkins stated that a big issue of the abutters is traffic.

Mr. Schroeder asked what issues would be required for the Planning Board to require a traffic study.

Mr. Moultrie stated that this plan would not generate enough traffic to require a study.

Mr. Cuneo stated that they could put right turn only at the end of the street.

Mr. Schroeder asked about width of roadway they need for 4 homes.

Ms. Colwell stated that they need 40ft and they have 35ft.

Mr. Grasso showed homes and buildings on plan.

Mr. Graham stated that the rounding can not be as easements. He stated that these should be owned.

Mr. Sarno stated that they should request an extension as the need to work on the plans.

Mr. Cuneo made a request for and extension until December 19, 2001.

Mr. Evangelista made a motion to extend the decision date to December 19, 2001. Second by Mr. Kostura. All in favor 5-0.

Mr. Moultrie made a motion to return at 8:30PM on December 12, 2001 for the Preliminary Plan for Railroad Ave. Second by Mr. Hopkins. All in favor 5-0.

Mr. Moultrie asked if they had heard from New England Power.

Mr. Cuneo stated that they have not.

Board Business

Ms. Colwell stated that the Building Inspector is looking for an occupancy permit for CAI.

Board discussed.

Pillsbury Pond

Mr. Moultrie stated that since the fire at Pillsbury Pond that they should have Mr. Graham go in and look at buffer areas.

Mr. Sarno stated that he had a meeting with Symes Associates and he was not impressed with the new owners. He stated that they were very arrogant.

Mr. Kostura stated that the ConsCom has hired Seacamp Environmental to do inspections on Pillsbury Pond.

Mr. Evangelista stated that he has checked on this company and the board should watch them.

Discussion on Pillsbury Pond.

Georgetown Savings Bank

Ms. Colwell stated that she had a call from engineer for Georgetown Savings Bank on an issue with parking spaces.

Mr. Moultrie explained the issue to the board. He stated that the Selectmen have stated that they would not eliminate parking places. He stated that Mass Highway eliminated these spaces as part of the downtown improvements. He stated that the Board might have to look at the parking again if Mass Highway does not approve plan.

Mr. Evangelista stated that they should send a letter to the Selectmen that Planning Board has already approved the Parking and Traffic Plan. He stated that they should cc the letter to the Bank.

Chaplin Hills

Mr. Graham stated that the Chaplin Hills road has gone in very well and he is happy with it. He stated that there is a problem with the Bus stop it is in the line of site for exiting the road. He stated that the Building Inspector stated the town owned land across the street and the shelter could be moved there.

Mr. Moultrie stated that they do not own any land across the street just the right of way.

Mr. Graham stated that the developer could donate to the schools or some other area in town instead of the Shelter.

Mr. Moultrie stated that the developer has done a good job up there.

Vouchers

Urban Land Institute-----Book-Residential Streets-----	\$10.00
American Speedy Printing-----Subdivision Regulations-10-----	53.45
American Speedy Printing-----Zoning Bylaws-20-----	154.10

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

Technical Review

GEI-----Maureen Lane-slope-----	\$739.88
H. L. Graham-----201 Central Street-----	55.00
Construction Engineering Services-----B & W Press-----	1,350.00

H. L. Graham:

- Spofford Road-----\$467.50
- Railroad Ave-----815.00

- 1 Farm Lane-----995.00
- 84 R Thurlow-----561.25
- Cuffee Dole's-----1,215.00
- Deer Run Lane-----761.25
- Brock Way-----260.00
- Chaplin Hills-----95.00
- Littles Hill-----120.00
- Pillsbury Pond & Bernay Way-----160.00
- Littles Hill-----Lot 1-----150.00
- Littles Hill-----Lot 18-----275.00
- Littles Hill-----Lot 45-----150.00
- Littles Hill-----Lot 42-----150.00
- Longview-----Lot 14-----133.75

Spofford Road---Robin Willcox return funds-----\$1,532.50 plus interest.

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

Payroll

Kathleen Bradley Colwell-----\$886.96
Janet Pantano-----318.85

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

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

Meeting adjourned 10:45PM.

Minutes transcribed by J. Pantano.

Minutes accepted as amended November 14, 2001.