

**MEETING  
GEORGETOWN PLANNING BOARD  
Memorial Town Hall  
November 14, 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.

**Minutes**

Board looks over minutes of October 24, 2001.

Mr. Moultrie made a motion to approve the minutes of October 24, 2001 as amended. Second by Mr. Hopkins. All in favor 5-0.

**Discussion**

**Georgetown Savings Bank/Parking Spaces**

Mr. Sarno explained issue of parking spaces and stated that the Selectmen voted for the spaces to stay. He stated that the Board approved the plan with spaces removed. He stated that he sent a letter to Kathy Sachs stating that the spaces should be removed. He stated that Ms. Sachs stated that the Bank has stated that they would give two spaces to the coffee shop across the street in their lot.

Ms. Colwell asked if the Bank has extra spaces to give away.

Mr. Sarno stated that he was not sure how many extra spaces the bank had.

Mr. Moultrie stated he drafted a letter to Mass Highway Department and he is looking at plans where the spaces are eliminated. He stated that if the spaces are not taken away than the right on red would have to be removed.

Mr. Sarno stated that they should meet with Selectmen on this issue. He asked Ms. Colwell to check on number of spaces that the Bank has and how many they are required to have.

Ms. Colwell stated that they would have to reopen the hearing if the spaces remain. She stated that this would be a change to the approved plan.

Mr. Hopkins stated that they should send a letter of the boards concern to the Selectmen and cc to the Bank. He stated that they should let them know that there is discussion before the Bank and Theo's and ask them to let the Board know status of this discussion. He stated that they should be aware that the board must review SPA again if the spaces remain.

**Vouchers/Payroll**

Kathleen Colwell-----\$886.96  
Janet Pantano-----402.15

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

**Office Supplies**

U.S. Postmaster-----Postage Meter-----\$100.00

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

**Technical Review**

Alan Aulson-----Maureen Lane/Return fees-----\$780.67  
Steven Zieff-----Pillsbury/Bernay/Return fees-----\$1758.37  
Steven Zieff-----Pillsbury/Bernay/Return fees-----\$5065.00  
H. L. Graham-----201 Central Street-----\$330.00  
Construction Engineering-----B & W Press-----\$300.00

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

**B&W Press/ Continued Site Plan Approval**

Mr. Abuzahra asked to tape the meeting.

Mr. Sarno stated that he could tape the meeting.

Board looked over the new plans and reports from Mr. Puff of Construction Engineering.

Mr. Puff of Construction Engineer stated that he has reviewed the plans for B & W Press for the Board. He stated that the Engineering issues are satisfactory and resolved on this plan. He stated that the only items that he had questions on are #2 screening and buffering and #7 traffic study.

Mr. Beegan explained that they are adding a 10,500ft addition. He stated that this would allow them to move some machines around. He stated that the flow is backwards now and explained what they propose to do.

Ms. Colwell stated that she and Mr. Puff spent two hours at the site.

Mr. Sarno stated that Ms. Colwell developed a thorough draft decision.

Ms. Colwell stated that the applicant should request an extension of time for the decision because of the move and being able to have the decision stamped by the town clerk.

Mr. Sarno suggests the applicant request an extension.

Mr. Beegan requests to extend the decision to December 7, 2001.

Mr. Evangelista made a motion to extend the decision date to December 7, 2001. Second by Mr. Hopkins. All in favor 5-0.

Ms. Colwell asked that the board look at the bold items on the decision.

Mr. Puff stated that they added a runoff area as this is in a water resource area.

Ms. Colwell stated that all catch basins have oil and grease traps and that one catch basin is on state property.

Mr. Sarno stated that it is good he is willing to put in the traps on the state property but do they have permission to do this.

Ms. Colwell explained that his driveway goes across the Georgetown/Rowley State forest.

Mr. Sarno stated the decision should be worded subject to State approval.

Ms. Colwell stated that they should require the same funds as 1 Farm Lane \$1500 for as built and \$1000 minimum for Technical Review.

Ms. Colwell stated that, as the Plan is it is not recordable. Ms. Colwell stated that she would check the ZBL to see what is required.

Mr. Evangelista stated that board requires that the plan be recorded.

Ms. Colwell stated bylaw asks for islands in parking and she stated lot has been repaved and is surrounded by forest and Rt. 95.

Mr. Sarno asked if they would be going before other boards.

Ms. Colwell stated that the ZBA and ConsCom have approved the plan.

Mr. Kostura stated that the ConsCom has requested gutters.

Mr. Beegan gave a letter from his engineer on the gutter issue.

Mr. Puff stated that their intent was to have water collected and to go into a drainage area. He explained how the runoff would work.

Mr. Sarno asked if the board would want to adopt this to their decision.

Board did not want to add.

Mr. Abuzahra an abutter stated that he is not happy with the drainage study being only on the addition. He stated that the land is saturated with water. He stated that Mr. Graham looked at the site in 1998 and that drainage water is going to his land. He gave a letter to board regarding the drainage.

Mr. Moultrie asked if Mr. Abuzahra has done back up as suggested in letter.

Mr. Abuzahra stated that they had a court case and they put in a cement wall then the owner at the time put a pipe under the wall to his land.

Mr. Beegan stated that they are going to court on this issue.

Mr. Puff stated that he only looked at the drainage for the addition. He stated that he referred to drainage on page 3 and did not look at drainage to abutters. He stated that that nothing would go to the front of the building and the basin in this area.

Mr. Evangelista asked about expiration date.

Ms. Colwell stated that this had to do with when she files the plan.

Mr. Hopkins made a motion to approve the Site Plan Approval for B & W Press, 401 E. Main Street with changes. Second by Mr. Moultrie. All in favor 5-0.

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

### **302 Central Street/Common Drive/Special Permit**

Mr. Sarno opened the hearing on 302 Central Street.

Mr. Ford, Cammett Engineering presented the plan. He stated that there are two major issues on the project. He stated that they would use a common drive to access two additional homes. He stated that adequate frontage is up for determination they thought this would be in compliance. He stated site distance is an issue. Mr. Ford stated that they have a balancing act with wetlands and site distance. He stated that they are trying to minimize disturbance of the river. He recommends a site visit by the board. He stated that they could do some clearing to have a positive conclusion.

Mr. Evangelista asked if the exit and entrance are on the right of way of road.

Mr. Ford stated that they were.

Mr. Sarno asked about the frontage. He asked if Ms. Colwell had a comment.

Ms. Colwell read from the ZBL the amendment on Frontage.

Discussion on frontage and interpretation of the frontage.

Mr. Sarno stated that the board must agree on one interpretation of the bylaw.

Mr. Moultrie stated he feels they could go with a Special Permit.

Mr. Evangelista stated that he agrees with Ms. Colwell's interpretation.

Mr. Graham explained his interpretation.

Mr. Evangelista asked what letters have been received.

Ms. Colwell stated that they received letters from the Water and Light Departments.

Mr. Kostura stated that he agrees with Mr. Graham.

Mr. Hopkins asked that they get an opinion from legal counsel.

Mr. Hopkins made a motion to send amendment to Town Council. Second by Mr. Kostura. 4-1 Mr. Moultrie no

Mr. Sarno explained to the applicant the options. Mr. Sarno stated that the board should go on a site walk.

Mr. Graham asked if the northerly branch of the Pennbrook is a riverfront area.

Mr. Sarno asked Dr. Skeirik if he had any comment on the legal opinion.

Dr. Skeirik stated that he would like to see it go before legal council.

Board scheduled a site walk for November 30 at 3:30PM.

Mr. Evangelista made a motion to extend the hearing to December 12, 2001 at 9:30PM.

Mr. Graf 321 Central Street asked why they are not using the culvert that is their now.

Board will look at this when they go on the site walk.

Mr. Moultrie stated that as Mr. Graf has brought up they might be able to use pre-existing roadway.

Mr. Graf stated that the road was paved but is overgrown now.

Mr. Graham stated that there should be a way to make a safer entrance and exit for residents.

### **Fuller Court/Definitive Plan**

Mr. Sarno read letter from the Light Department.

Mr. Holt described the plan to the board. He explained the changes that were made to the plan per report from Mr. Graham. He stated that they added a site easement for both lots maintenance would be to Lot 1a1.

Discussion on easement and maintenance of easement.

Mr. Moultrie stated that he would like to go out to the site and look at brush near roadway.

Mr. Cuneau described changes in drainage. He stated that they are adding rip rap and stone on side of swale.

Mr. Hopkins stated that there should be no parking on the road.

Mr. Holt stated parking would be in the driveway.

Mr. Graham stated he had no concerns at this time, as he has not seen the new plans.

Mr. Moultrie asked about land court date.

Mr. Graham stated that land court decisions would be in the decision.

Mr. Kostura stated that the ConsCom has not seen this plan.

Mr. Holt stated that he has not filed with the ConsCom.

Ms. Colwell stated that they could return on January 9, 2002.

Mr. Moultrie made a motion for Fuller Court to return January 9, 2002. Second by Mr. Hopkins. All in favor 5-0.

Mr. Fuller made a request to extend the decision to January 31, 2002.

Mr. Moultrie made a motion to extend the decision to January 31, 2002. Second by Mr. Hopkins. All in favor 5-0.

### **Getty Station/73 East Main Street/Site Plan Approval**

Jim Giarrusso, Bohler Engineering, P. C. presented the plan to the board. He explained what they propose to do. He stated that they would put in new pump islands, a canopy and a new sign. He stated that the sign would be smaller than what they have now.

Mr. Graham and Mr. Giarrusso discussed shallow sump and that they could leave if it has a solid grate.

Mr. Giarrusso stated that he believes the roof is a finished roof.

Discussion on drainage.

Mr. Graham stated that he does not care for this design for drainage. He stated that he would like to see a water quality outlet.

Mr. Giarrusso explained why he did not want to do the design as Mr. Graham would prefer and dollar concerns that his applicant had.

Mr. Graham stated that he does not feel it would not be that expensive to change the design. He explained what he would like to see.

Mr. Sarno stated that Mr. Giarrusso should look into Mr. Graham's request and work with him.

Mr. Giarrusso asked for an extension of the decision date to January 31, 2002.

Mr. Moultrie made a motion to extend decision date to January 31, 2002. Second by Mr. Hopkins. All in favor 5-0.

Mr. Hopkins made a motion to extend the meeting until January 9, 2002 at 9:00PM. Second by Mr. Moultrie. All in favor 5-0.

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

### **Cuffee Doles/Site Plan Approval**

Mr. James explained the issues that they asked for and stated that they have prepared a revised plan and responded to all Mr. Graham's requests. He stated that one item that they did not respond to was to have text on plan on drainage.

Mr. Sarno asked if the applicant had any concerns on the draft decision.

They stated no.

Ms. Colwell stated she had a question on the hydrant.

Mr. Archer stated that they would at their expense berm the hydrant.

Ms. Colwell asked about the sign.

Mr. Archer stated that the sign would be no larger than the sign that is there now.

Ms. Colwell stated that the funds would be the same as 1 Farm Lane. She stated that they should have a construction schedule before the building permit sign off.

Mr. Archer stated that he would just have estimated dates.

Ms. Colwell stated that they would accept proof of recording to sign the building permit. Ms. Colwell stated that Plan 1a1 does not show sign and lighting detail.

Mr. Graham stated light details were submitted tonight. He stated that the lights on East Main Street and towards abutters are shielded.

Ms. Colwell stated that she forwarded information to the Building Inspector regarding the Water Resource District.

Mr. Graham stated that with what they have done with the plans the Board could act on the decision. He stated that they will see this system flooded at times and that there is nothing to do about this, but at other times the system would work.

Ms. Colwell stated that prior to issue of occupancy all work on the plan should be completed. She stated that this is how the SPA works and that Mr. Archer has some questions on this.



Mr. Archer stated that he can get the basins in this winter but he does not see everything being done before spring. He stated that the weather is getting colder for paving.

Mr. James stated that their concern is that the building will be done before the site work is done and they are asking if there is a way to have the occupancy permit issued before everything is done.

Mr. Sarno stated that a Bond could be held.

Mr. James stated that if in March they come in and the building is done and they say that they could not get some items done in the fall could they get an occupancy permit.

Mr. Graham asked if they would shut down the business while the lot is being paved if they have to wait to do this.

Mr. Archer stated that the Function Room would not be open for a while so he would not be under the required spaces and have room to do in sections.

Ms. Colwell asked what he would do first.

Mr. Archer stated that he would put the catch basins in now and the under ground wiring in as soon as possible.

Mr. Graham stated that he should be able to have the catch basins and inlets in this fall.

Mr. Sarno stated that prior to Certificate of Occupancy being issued he should come back and show the Board what is done and a bond could be posted for what is left.

Mr. Graham stated that this is private property and the board can not go in and do the work if the applicant does not do the work.

Mr. Kostura asked if they could only give an occupancy permit on the restaurant and not the function hall.

Mr. James asked if they could leave as is now and come back if they have an issue.

Mr. Sarno explained what they are asking for.

Mr. Moultrie stated that he wants to be sure they do not give him the idea that they will give approval if all the work is not done.

Mr. Gerraughty stated that it is documented that they may not have the work finished.

Ms. Colwell read a ZBL section on occupancy permit issuance and if all work is not completed.

Mr. Hopkins made a motion to approve Site Plan Approval for Cuffee Dole's East Main Street with changes discussed. Second by Mr. Evangelista. All in favor 5-0.

### **Board Business**

Mr. Sarno asked Mr. Graham if he talked to Symes Associates.

Mr. Graham stated that he talked to Mr. Symes about Mr. Rudder and he stated that he was just in on the project in the beginning.

Mr. Sarno stated that Mr. Zieff had a good rapport with them and now that it is gone.

Ms. Colwell stated that Brock Way is requesting an extension of time. She stated that Whispering Pines and Raymond's Creek plans have not gone to Mr. Graham as of yet and he would not have a report at the next meeting.

Mr. Sarno gave a history on these projects. He stated that they have had plenty of time to turn this around.

Board stated that they do not want to have Whispering Pines and Raymond's Creek at the next meeting without a report from Mr. Graham.

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

Meeting adjourned at 11:05PM.

Minutes transcribed by J. Pantano.

Minutes accepted as amended December 12, 2001.