

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
September 27, 2000
7:30PM**

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

Absent:

Meeting called to order.

Master Plan Committee Update

Mr. James Kelly gave the board some handouts from the Master Plan Committee.

Mr. Kelly discussed the Senior Housing Bylaw and some of the changes the committee made.

- Changed to a Minimum 10 acres
- 165-103—Change to Town wide
- Applicant required to receive a Special Permit

Mr. Sarno asked if the Planning Board would administer the Special Permit.

Mr. Kelley stated that the Planning Board would administer the Special Permit. Mr. Kelley stated that people are looking for this type of property. He stated that this Bylaw would give developers an option instead of comprehensive permits. Mr. Kelley gave the board a copy of what a Master Plan Committee does.

Mr. Moultrie asked about the build out study they are using and how far they are in forming a Master Plan.

Mr. Kelley gave the board a Community Planning Solutions handout. He stated that this gets them about half way to a Master Plan. Mr. Kelly stated that the Master Plan Committee has used two grants. He stated that there are only 7 on the committee with 5 regular members attending meetings. He stated that there were 30 members when the committee was first formed and that they had many subcommittees. He stated that these members are all gone now. He stated that the committee began working on Scenic Roads and Zoning changes. He stated that they got off track and now need to get back on track. He stated that the committee feels that they need some funds to pull it all together and have to hire a consultant.

Mr. Sarno stated that he would like the Board to meet quarterly with the Master Plan Committee and work together to putting a Master Plan together.

Mr. Kelley stated he would like to get the boards together. He stated that the Committee is looking to get more people involved and have them work on specific areas.

Mr. Sarno stated the Planning Board would like to be involved.

Mr. Moultrie stated that there are no areas in Town for new schools and they need a buildout plan to plan for the future.

Ms. Colwell stated that she could give him the name of a consultant that is very good.

124 Tenney Street-Schauer Property

Mr. Anderson gave the board a handout on the property. He stated that on page 4 is a copy of the permit by the ZBA. He stated that this permit would allow him to park 10 cars from the Mobil Station downtown and reduce overcrowding there.

Mr. Anderson stated that they would be asking for a waiver for Site Plan Approval.

Mr. Sarno stated that as one member of the Planning Board he would not consider waiving SPA.

Mr. Anderson stated that they are only over the threshold of use of property. He stated that the lot is a pre-existing non-conforming lot. He stated that they would be doing no construction or building on the lot. He stated that the ZBA has given them conditions and the SPA would cost Mr. Schauer \$7,000 and is large expense for his client. Mr. Anderson stated that the SPA is set up for large projects and is a financial burden for a small business.

Ms. Colwell asked them to explain the project to the Board.

Mr. Schauer stated he is only paving an area that the ZBA has asked him to pave. He stated that he is only parking cars, not cutting trees or anything.

Mr. Sarno stated this was a home and will now be a low activity business. How does the board ensure that this is the only use if the land changes owners?

Mr. Schauer stated that he put up the fence the ZBA asked for and he is doing no other work on the site. He stated that he would not be parking junk cars at the site but cars that are towed.

Mr. Moultrie stated he does not have an occupancy permit for the lot.

Mr. Schauer stated that Mr. Brett has not told him to park down there.

Mr. Evangelista asked that if the Board waives the process and the use changes can the Board then request a SPA.

Ms. Colwell stated the ZBA condition does ask for a review in 1 year. She stated that the Solomon Building did not need SPA because it was not a change of use.

Mr. Moultrie stated that he feels there should be some type of review.

Mr. Schauer stated that the neighbors were upset when they thought a transport station was going to be there. But then he stated he told them that he would be using the lot to store cars. He stated that can only be towed vehicles not junk cars. He stated that they couldn't store junk cars because of leaking fluids. He stated that he bought the lot to handle the over flow from the Mobil Station. He stated he is doing a favor to the town because he is saving the property from development.

Mr. Evangelista made a motion to Waive the SPA process until some construction would take place or a change of use. Second by Mr. Moultrie.

Mr. Hopkins stated he would not vote to waive process because it is a new process and the Board will have more people wanting to waive process.

Vote Yes-1 Mr. Evangelista No-4 Motion does not carry.

Mr. Sarno stated the Board could look at the waivers that Mr. Anderson has proposed.

Mr. Anderson listed the Waivers they would be asking for.

1. Item 11-existing and proposed contour lines
2. Item 12 –location, size and type and number of existing landscape features
3. Item 13-location, size and capacity of existing and proposed on site and abutting utilities-
4. Item 15-elevation and façade treatment plans
5. Item 18-zoning parking calculations
6. Item 19-fire lane
7. Item 20-Details and specifications for proposed site amenities, etc.
8. Item 24-site distance

Mr. Anderson asked what would be the timing for them to get plans to Board and be seen at a meeting.

Ms. Colwell stated the Board needs 3 weeks for the Review Agent to look at plans. She stated that they could return at the October 25, 2000 meeting.

Mr. Schauer stated he feels he does a lot for the Town and donates to the Town.

Mr. Sarno stated that they will try to make this as harmless as possible.

201 Central Street-Proposed Townhouse

Mr. Kroner, Attorney for 201 Central Street introduced himself and Mr. Morrow, Engineer for the application.

Mr. Morrow stated that he has talked to various boards and has been before the ZBA. He stated that this site is the former Coronet Leather Co. Mr. Morrow stated there has been an EPA cleanup at the site. He explained the site and buildings. He stated that they are testing the soils on site and that they have drilled through the basement floor and around the site. He stated the homes would be Colonial style with garages and parking. Mr. Morrow stated that they have filed a plan with the Planning Board and talked to Mr. Graham.

Mr. Evangelista asked if they knew what is under the building.

Mr. Morrow stated that the testing that was done today was to determine that. He stated that there was a sump pump that pumped out of the building and that they are checking those areas. He stated that it would take two weeks to get results. He stated that the previous owner has stated that the building floor over land makes them consider the area capped.

Mr. Sarno asked about the Brook that is near the site.

Mr. Morrow showed the board where the stream is and where the monitoring wells are. He stated that they are checking the ground water on site.

Mr. Kroner stated that the Condominiums are not restricted by the rate of development bylaw. He stated that with this bylaw the Town is looking for comprehensive permits.

Mr. Hopkins stated that he should direct his concerns on the bylaw to Mr. Brett.

Ms. Colwell stated that this development prompted the issue on the Rate of Development Bylaw. She stated that Kopelman & Paige have responded to Mr. Brett and she has heard that the law pertains to subdivisions and single homes.

Mr. Sarno stated that the site is an eyesore and would like to see something on the site. Mr. Sarno stated that the SPA is nuts and bolts.

Ms. Colwell stated that Mr. Morrow falls under the new fee regulations.

Chaplin Hills-Update

Mr. Favaloro stated that Mr. Graham stated that he said they could pave over the road.

Mr. Faragi explained to the Board what was told to him by Mr. Graham.

Mr. Sarno and Mr. Moultrie stated that Mr. Graham stated to the Board that the road should be ground and paved.

Mr. Faragi stated he would do this if he needed to. He stated that he is afraid that their will bad weather and they will have more problems.

Mr. Sarno stated that the last letter from Mr. Graham says he would recommend grinding the road.

Mr. Moultrie asked why he would not do this, this fall. He stated that he is not comfortable if it would not be done this fall.

Mr. Favaloro told Mr. Faragi that they need a decision on road soon.

Mr. Favaloro stated that he would fax to let the board what they will be doing.

Ms. Colwell stated that if the work would not be done it the next 6-10 weeks let the board know and the site would have to be stabilized for the winter.

Mr. Favaloro stated that they have to extend the subdivision permit.

Mr. Moultrie asked about a timeline.

Mr. Favaloro stated that they are working on a timeline.

Mr. Sarno stated that in the next 10 days they should let the board know what they will be doing.

Mr. Evangelista made a motion to extend the Subdivision Permit 6 months.

Mr. Hopkins asked if this long enough that would be in the middle of the spring.

Mr. Evangelista made a motion to extend the Subdivision Permit to June 1, 2000. Second by Mr. Moultrie. All in favor 5-0.

Bernay Way

Mr. Sarno stated that Mr. Zieff gave a letter to the board concerning Parcel A & B.

Mr. Johnson excused himself from the meeting on Bernay Way.

Mr. Sarno asked what did Mr. Zieff come up with for language on Parcels.

Mr. Sarno read suggested language from Mr. Zieff to the board on Parcel A & B.

Mr. Sarno stated that they do not want "No cut zone" designation on property.

Mr. Favaloro stated that they would give the deed to the property to the Town.

Mr. Sarno stated that they could wait for the decision.

Mr. Hopkins stated that he can not accept #1 and of them handing the board a deed after a decision.

Ms. Colwell stated that the board would receive the deed before the board gives a decision. She stated the Board would receive recorded subdivision and deed.

Mr. Hopkins stated that he does not agree on receiving the deed before the appeal period.

Mr. Moultrie stated that there are uplands on this property and that the Town needs land for schools and athletic fields. He stated that once the land goes to ConsCom it is hard to get released.

Discussion on the land and the ownership.

Mr. Evangelista asked how the board would get the deed.

Mr. Favaloro stated that he would get the deed to them.

Ms. Colwell stated that they could have the land given to the Town unofficially.

Mr. Zieff stated that the purpose of them giving this land to the ConsCom is to enhance open space and for them to give the land to the Town would violate their intention.

Mr. Evangelista made a motion to accept condition with land deeded to ConsCom and deed given to the board prior to decision. Second by Mr. Hopkins. Vote 3-yes 1-no with Mr. Moultrie –no

Bernay Way to return October 11, 2000.

Mr. Johnson returned to the meeting.

4 Regency Way-building permit

Present Tim Ford and Mark Hovey.

Ms. Colwell stated that what is happening is there is a lot that has no frontage. She explained and showed the plans and Form A.

Mr. Sarno stated that when the original Subdivision came before the board frontage was on Andover St.

Mr. Ford stated that the homeowner has an easement to use the right of way and can put in underground utilities.

Mr. Favaloro stated that this is a non-conforming lot and he explained.

Mr. Moultrie stated that when the subdivision was approved the one-lot subdivision was getting its frontage on Andover St. He stated that the lot could not get its frontage from an easement. He stated that he is not comfortable with this and that the Board should have legal advice.

Mr. Evangelista stated that this house was built before the subdivision was approved.

The Board discussed who owned the land originally and if the subdivision was rescinded.

Mr. Hopkins stated that there must be another subdivision plan for the one house. He stated that a title search should be done.

Ms. Colwell stated that she would not sign off on the building permit until the board looked at the plan.

Mr. Sarno stated that it is up to Mr. Ford and his attorney to straighten this out.

Mr. Favaloro stated this is a title problem. He stated that there is nothing in the bylaws on titles.

Ms. Colwell stated that they have to find out when the one-lot subdivision then was built and where it got its frontage.

Mr. Favaloro stated that the bank gave funds on assumption that frontage was on Regency Way, which has not been built.

Mr. Evangelista stated that this home was built before Regency Way was ever submitted and his frontage is on Andover Street.

Mr. Ford stated that one owner owned all the land (shown on plan) and he deeded some to ConsCom and was going to build subdivision on the rest.

Ms. Colwell stated they should ask Town Council if they should rescind subdivision, as it has never been built.

Mr. Favaloro stated that the title may be a problem for Mr. Ford or if the owner did this himself then he is in trouble.

Ms. Colwell stated they have to find out if the Board appropriately signed the Form A and should they have rescinded the Subdivision Plan.

Applicant stated that he would get a Title search on the property.

Ms. Colwell will look for plans in the file and they will contact her when they have some information.

Woodland

Ms. Colwell sent plans from Hancock to PLDE and Mr. Patrowicz should get back to the board by next meeting.

Ms. Colwell stated that Hancock changed the plans and did not design as to plan from Mr. Patrowicz. She stated that she would contact Mr. Pohas.

Ms. Colwell stated the work does not involve the driveway and that they will not have to move the driveway.

Mr. Johnson stated that he went by the home and does not see how they could move the driveway.

Mr. Moultrie stated that you would not want to cause undo hardship on the homeowner unless absolutely necessary.

Mr. Hopkins stated that if it were needed they would have to take the driveway out if it is in the easement.

Abbey road

Ms. Colwell stated that everything is moving along and they would be grinding the stumps that are there.

Courts and Lanes

Mr. Evangelista asked about mileage 15 and 25 mph and if they set the speed.

Ms. Colwell stated that this is only design speed.

Correspondence

Maureen Lane

Mr. Sarno stated that they received a Notice of Intent on Lot 3 Maureen Lane.

Mr. Moultrie stated that he has heard from an abutter on some drainage problems and that the wall looks like it is washing out.

Minutes

Board reviews minutes of September 13, 2000.

Mr. Hopkins made a motion to accept minutes of September 13, 2000. Second by Mr. Evangelista. All in favor 5-0.

Board Business

Letter from Rowley on Subdivision that was being proposed there.

Ms. Colwell stated the Subdivision connects to Longview Road and Beechwood.

Discussion on this concept and what the Board should do.

Ms. Colwell stated that they have to come to the board eventually.

Board asked her to write a letter to the Rowley Planning Board that the board should be advised of any action and that the board has many reservations on this plan.

Ms. Colwell stated that she talked to Larry Graham and he is not involved in this plan for the Town of Rowley. He is concerned that people feel he is involved and he has not been approached as of yet.

Mr. Moultrie asked why Town Administrator is in charge of the Comprehensive Permits.

Ms. Colwell stated that because the ZBA does not have a person in charge they have asked her to help out.

Computer Training

Ms. Colwell stated that the Town Accountant and Finance Director sent the bill for computer classes back to the office. She stated that Mr. Manzi felt they should wait to see if the Town sets up some classes. She stated that there are none set up and they would miss out on these classes if they do not act now.

Mr. Sarno asked Ms. Colwell to send a letter to Mr. Manzi that the Board has approved to send Ms. Colwell and Ms. Pantano to computer classes.

Mr. Johnson made a motion for Ms. Colwell and Ms. Pantano to attend computer classes that the Board has approved. Second by Mr. Moultrie. All in favor 5-0.

Vouchers

Technical Review

H. L. Graham-----Bernay Way-----	480.00
H. L. Graham-----Littles Hill-----	282.00
H. L. Graham-----Chaplin Hills-----	415.00
H. L. Graham-----Georgetown Savings Bank-----	93.75

Kopelman & Paige-----Littles Hill-----	700.00
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H. L. Graham-----Fees & Regs-----	80.00
Aspen Publishers-----Supplement-----	4.72
American Speedy Printing----15 ZBL's-----	114.45

Payroll

Kathleen Bradley Colwell-----	856.96
Janet Pantano-----	252.53

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

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

10:45PM

Georgetown Planning Board
September 27, 2000

Minutes transcribed by J. Pantano.

Minutes accepted as amended October 11, 2000.