

Meeting
Georgetown Planning Board
May 17, 2000

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
May 17, 2000
7:30PM**

Present: Christopher Hopkins, Chairman; Peter Sarno, Vice-Chairman;
Alex Evangelista, Jack Moultrie; Kathleen Bradley Colwell, Town
Planner; Larry Graham, Town Consulting Engineer & Inspector

Absent: Glen Johnson, Clerk

Meeting called to order.

Minutes

Board reviewed the minutes of May 10, 2000.

Mr. Moultrie made a motion to accept the minutes of May 10, 2000 as written.
Second by Mr. Sarno. All in favor 4-0.

Public Hearing / Pillsbury Pond / Bernay Way

Mr. Stearns showed the plan to the Board of the changes that were made for
Bernay Way.

Mr. Zieff stated that they had a unanimous decision on Res 4 favorable in the
Flood Plain District from the ZBA. Mr. Zieff discussed letter from the Water Dept.
relating to the common drive about how water will access homes on common
drive. He stated the Water Department would allow access by easement
although they prefer not to.

Ms. Colwell asked if they would need to reopen the Common Drive Public
hearing with the change in how the water would access the lots.

Mr. Hopkins stated that they would not need to reopen the Public Hearing.

Mr. Zieff stated he has to have the NOI signed by the Town of Georgetown. He
asked about whom would sign as Town of Georgetown, the Selectman or the
Highway Surveyor.

Mr. Stearns stated that all work on East Main Street is being done in the layout.

Mr. Moultrie stated that he would look over the NOI and check with the
Selectmen on who should sign.

Blueberry Lane

Ms. Colwell stated that she talked with Mr. Paulson about Blueberry Lane and that he stated that Mr. Ford might withdraw his plans. She stated that Mr. Ford might wait for the Board to adopt Court and Lane standards. She stated that Mr. Ford was looking for the Board to give him some type of a timetable of when they would work on these standards. Ms. Colwell stated that she thought the Board could work on the standards in the summer.

The Board directed Ms. Colwell to send a letter to the applicant stating there will be no extensions of time granted to hear the current plan. The applicant must withdraw the plan or the Board will vote on plan as originally submitted.

Mr. Hopkins stated that they would talk about the Court and Lane Standards at the first meeting in September.

Ms. Colwell stated she would talk to Mr. Paulson about Blueberry Lane. She stated that Mr. Paulson stated that Mr. Ford would be more comfortable knowing the board is working toward these standards.

Mr. Moultrie stated that he does not want to be under pressure to develop the standards.

Town Meeting

Ms. Colwell stated that she thought the Planning Board could sit together at the Town Meeting. She stated that this way if there were any questions on articles they could answer together. She stated that the Board might be sitting on the stage. She stated that she would find out at the June 7th meeting.

Mr. Hopkins stated that he thinks the board should be on the stage.

201 Central Street

Ms. Colwell stated that she was contacted by a developer, who is interested in putting in 14 Townhouses at 201 Central Street. (Coronet Leather)

Mr. Moultrie asked how they would deal with the Housing Balance Bylaw.

Ms. Colwell stated that the ZBA would deal with Housing Balance.

Mr. Moultrie stated that the site was cleaned to industrial standards and he was not sure if the site is cleaned for residential use.

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Summer Schedule

Discussion on summer schedule.

The Board decided to meet July 12 and Aug 9 over the summer.

Bernay Way

Mr. Zieff asked Mr. Graham how long until he could review the new plan and get a report to them.

Mr. Graham stated it would take him a couple of weeks.

Mr. Stearns stated that it would be a week before he could get the plan to Mr. Graham.

Mr. Sarno stated that Bernay Way is on Agenda for June 28, 2000. He stated that Mr. Zieff would need an extension, as the Board would just be getting Mr. Graham's report.

Mr. Zieff asked for an extension on Bernay Way until August 16, 2000.

Mr. Sarno made a motion to extend the decision date on Bernay Way to August 16, 2000. Second by Mr. Moultrie. All in favor 4-0.

Mr. Hopkins stated that the Public Hearing on Bernay Way would be extended until June 28, 2000.

Pillsbury Pond

Mr. Hopkins asked how much of Mr. Graham's report to the ConsCom involves the Planning Board not ConsCom.

Board and applicant went over report dated May 15 from Mr. Graham to the ConsCom.

Mr. Graham stated that the biggest issue in the report was his recommendation to have turnarounds on all lots. He stated that the road is a low volume street and backing out would probably not be a problem. He withdrew his recommendation.

Mr. Zieff stated that the homes have double width garages with adequate room to turnaround.

Mr. Stearns showed which homes would have a turnaround.

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Mr. Graham stated to strike all comments on turnarounds in the report. Mr. Graham asked about water drainage on Mr. Winsor's property.

Mr. Stearns explained what they want to do for grading, he stated a swale may be needed.

Mr. Sarno stated the septic plans would be reviewed by Mr. Graham and if a problem arises the applicant would come back to the board.

Mr. Graham stated that the ConsCom plans that he reviewed do not relate to the Planning Board.

Mr. Zieff stated that he thought the TRA (Technical Review Agent) would review septic plans and if a problem then the board would review.

Mr. Stearns stated that the plan does not show all of the septic's as of yet.

Ms. Colwell asked about the berm at lot 2 and if it has to be added to the decision.

Mr. Graham stated it does not have to be added to the decision.

Ms. Colwell asked if there were any questions on the April 27, 2000 report for ConsCom.

Mr. Graham asked about ZBA decision. He stated that he would make adjustments to the lots on the cul-de-sac.

Mr. Zieff stated that the ConsCom determined that Bernay Way has flood plain elevation of 87. He stated that this would give more jurisdiction to the ConsCom.

Mr. Graham stated that for Lot 5 #3 should be added:

- 3. Included a note on the plan requiring revegetation below stonewall if Buffer Zone clearing extends 8' or more beyond stonewall. See Seekamp's 12/22/99-letter report.

Mr. Zieff stated that on Lot 23, #4 he could live with this. Mr. Zieff asked if Mr. Graham was okay with erosion control instead of riprap on Lot 28. Mr. Graham stated that he is but does not want to see erosion on property. Mr. Stearns stated that the swale would direct water. Mr. Graham stated that if the lot grading does not work then they could go to the riprap.

Mr. Stearns stated that he added an additional catch basin on lot 30 and they would need a waiver for this. Mr. Graham asked if they could move the catch basin to where the swale is. Mr. Stearns stated that they could.

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Board reviewed May 11 – Letter from Mr. Zieff

Discussion on requirement to have plans on disc.

Ms. Colwell asked if Mr. Stearns could at least provide something on disc. She asked if they could come up with some language that they could provide. Mr. Zieff provided the board with a hand out explaining what they would provide. Mr. Zieff stated that they would provide discs that would tie into the Towns system. He stated that the version that is in the decision is out of date. Ms. Colwell stated that this was from MVPC - GIS mapping. Mr. Evangelista stated that he is willing to go with this and in new subdivisions the Board will state at the beginning what they require.

Ms. Colwell stated that they would replace 1 e. in decision with wording from Mr. Zieff. She stated that they should have this prior to commencement.

Mr. Zieff gave the Board a handout with dates of when he received all permits and an estimated timetable of when they can start. He stated that the length of time that it takes to receive approval on permits is why they are showing language change on improvements to East Main St.

Mr. Sarno stated that they discussed this and he feels they should stay with the second occupancy permit and go to 6th occupancy permit if needed.

Mr. Hopkins stated that lots of problems will come up and they will be the Boards and that he can request a change then and if good cause that will be the board's decision. He stated that they would discuss bond issue at that time.

Mr. Moultrie agreed with the Chairman and he stated that NOI should not take that long. He asked if this date is an educated guess or what the ConsCom has said.

Mr. Zieff stated that it is an educated guess. He stated that they have to agree to delineation.

Mr. Evangelista stated that the wording is close to the same thing and in good faith effort the board would extend to sixth occupancy permit if needed. He stated that he does not feel the board should rewrite the section.

Mr. Zieff stated that his concern is financial, he stated that when he goes to bank this might cause problems.

Mr. Favaloro asks to take out 6th occupancy permit.

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Discussion to change wording to: "In the event the condition is extended the applicant shall post additional security for the value of the East Main Street improvement work. The value of the work is to be determined by the TRA."

Discussion on the May 17- Mr. Graham Letter.

Comment 1

Discussion to reference the agreement between Mr. Osborne and the Applicant. The Board stated that they would add this document to the end as 9-d.

Comment 2

Mr. Graham stated that the HOA does not clearly state what the town and HOA are responsible for. He stated that they should have a section that lists all the HOA would be responsible for.

Mr. Zieff stated that he would like to have that included.

The Board stated remove 7-h.

Mr. Moultrie asked about the response from K & P on the drainage.

Mr. Stearns stated that that would have to do with only if the Town acted in a negligent manner.

Mr. Graham stated the town would maintain all drains in the right of way. He stated the Town would be responsible from end of last structure in right of way and HOA last structure out of right of way.

Ms. Colwell stated that Mr. Graham added: "All NO-CUT AREAS shall be bounded by iron pipes as shown on the approved plan. (2-e)

Mr. Favaloro asked if there would be a sheet in the plan that the decision would be on.

The Board stated that there would be.

Mr. Graham stated on page 3, 4-a add plan shall be in form of BOH septic plan.

Page 4, 2-d remove the word "lot".

Page 4, 2-h remove "lines, water, sewer, gravity or force main"

Ms. Colwell asked about the Fee schedule to use for Mr. Graham's Inspection services.

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Mr. Graham stated it was fine to use the same one from Littles Hills and he stated to add fees good until December of 2000.

Mr. Zieff stated on 5-e would the Board be requiring as-built grading plans for all lots.

Mr. Sarno stated to change to **may** require if significantly different from what was proposed.

On Page 6

Mr. Graham stated that the Board should be more specific on 7-b as it relates to the Common Drive.

Ms. Colwell stated that they would add a new section on the HOA.

Mr. Sarno stated everyone should have language to Ms. Colwell by Friday noon of this week.

Mr. Zieff read Mr. Grahams comment 2. He stated to add emergency access and Stormwater system.

Board discussed wording for section on HOA. Board stated to add "Upon acceptance of the road by the town the following areas will be responsibility of the town all others by the HOA. The Town would be responsible for the road, curbs and sidewalks."

Discussion on what HOA responsible for landscape islands, emergency access, common drive, school bus shelter, and entrance sign, drainage structure that leaves the right of way.

Mr. Sarno asked when would Ms. Colwell have the decision ready.

Ms. Colwell stated that she would work on the decision on Thursday May 18 and wait for last revisions from noon Friday May 19. She stated she would leave decision to be signed by Mr. Hopkins Monday May 22 and Ms. Pantano will have the decision stamped by the Town Clerk Monday evening.

Mr. Sarno made a motion to approve the decision with the attached conditions and waivers. Second by Mr. Moultrie. All in favor 4-0.

Vouchers

- Allied-----Office Supplies-----\$36.85
- American Speedy Printing-----Envelopes-----49.78
- American Planning Association-----Book-----10.50

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- Kathleen Bradley Colwell-----Parking-----4.00

Mr. Evangelista made a motion to pay. Second by Mr. Moultrie. All in favor 4-0.

Technical Review / Inspections

- H. L. Graham, Associates
 - The Village at Pillsbury Pond-----\$480.63
 - Littles Hill-----822.50
 - Whispering Pines-----493.75

Mr. Evangelista made a motion to pay. Second by Mr. Moultrie. All in favor 4-0.

Budget

Ms. Colwell stated that because of her maternity leave the Finance Committee is taking unused funds from her salary.

Discussion on budget and funds.

Mr. Sarno made a motion to adjourn. Second by Mr. Moultrie. All in favor 4-0.

Minutes transcribed by J. Pantano

10:15 PM

Minutes accepted as amended on May 24, 2000.