

Meeting
Georgetown Planning Board
June 28, 2000

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
June 28, 2000
7:30PM**

Present: Christopher Hopkins, Chairman; Peter Sarno, Vice-Chairman;
Alex Evangelista, Jack Moultrie; Kathleen Bradley Colwell, Town
Planner, Larry Graham, Planning Board Technical Review Agent and
Inspector

Absent: Glen Johnson, Clerk

Meeting called to order.

Minutes

Board reviewed the minutes of May 24, 2000.

Mr. Moultrie made a motion to accept the minutes of May 24, 2000 as written. Second by Mr. Evangelista. All in favor 4-0.

Abbey Road

Ms. Colwell stated that she went on a site walk with Mr. Moultrie and that there are still areas to be worked on.

Mr. Hopkins stated that they would wait for Mr. Graham to arrive to discuss further as no one was present to represent Abbey Road.

Littles Hill

Mr. Spear stated he talked to Mr. Graham about bond amounts and remaining improvements to Phase I also changes to Phase I.

Mr. Hopkins stated the Board received an amended letter from Mr. Graham.

Mr. Spear stated that they have finished Phase 1 and what Mr. Graham proposes are real numbers on the bond amount. He stated that they are requesting the amount Mr. Graham suggested be used not the 2½ times that the Board usually requires because of the size of this project.

Ms. Colwell stated that holding 2 1/2 times the amount was from the past when the Board did not have a Technical Engineer doing the review.

Mr. Sarno stated that the number was for smaller subdivisions and where this is larger subdivision the Board may need to adjust the amount.

Ms. Colwell stated that with the Rate of Development Bylaw they might need to look at the bond amount, as there may be increases in the cost. She stated that there would be a least a 15% contingency amount.

Mr. Graham stated that Phase's make sense for lot release's under the Rate of Development Bylaw. He explained how he came up with the figures for the Bond.

Mr. Hopkins stated that the cost would be higher if the Town took over the site, than if the private developer finishes the subdivision.

Mr. Moultrie stated he would like to know how this would be managed to keep the contingency amount at 15%.

Mr. Graham stated that his estimate of work to be completed on Phase 1 does not include the Treatment Plant.

Mr. Spear stated that the Treatment Plant must be done by the occupancy of first home.

Mr. Hopkins stated that if the Spear's are gone and they do not have Treatment plant built then they would have empty homes with no septic system.

Ms. Colwell stated that they would be just empty homes or lots as no occupancy permits would be given out until the Treatment Plant is done.

Mr. Sarno stated that he feels they should keep the contingency amount and revisit as needed.

Mr. Spear stated that the Treatment Plant would be done in September and that they plan to have 6 homes built by then also. He stated that he would wait until a lot of work is done before asking for a reduction of funds.

Mr. Moultrie asked if the Rate of Development Bylaw applies to this subdivision.

Mr. Spear stated they have no written response on that. He stated that they feel they do not fall under the Bylaw because of the PUD.

Mr. Hopkins stated he feels the bond amount should be at 450,000 approximately.

Ms. Colwell gave Mr. Spear a Tri-partite agreement form.

Mr. S. Spear stated that in North Reading they use 20% contingency amount and that is high.

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Motion by Mr. Sarno to set the bond amount on Littles Hill at \$314,000 plus 50% to \$ 471,000. Second by Mr. Moultrie. 3-yes. Mr. Evangelista abstained from voting.

Mr. Spear talked to the Board on adjusting phase I to end at Littles Hill Lane. He stated the remainder of Phase I would be included in Phase II (Hillside Drive from Baldpate Road to Littles Hill Lane).

Motion by Mr. Moultrie to adjust the Phase I and II. Second by Mr. Sarno. All in favor 3-0. Mr. Evangelista abstains.

Mr. Spear stated that Mr. King stated to him that he has deeded rights down Canterbury Drive from 1800's. He stated that he does not have anything in writing.

Board discussed.

Herrick Woods

Ms. Colwell stated that the board is holding \$95.00 and \$7,120 plus interest in escrow. She stated that she and Jack went out to look at the subdivision and that they are ok with everything.

Mr. Evangelista made a motion to return funds plus interest to the Herrick's. Second by Mr. Moultrie. All in favor 3-0. Mr. Sarno abstained.

Abbey Road

Mr. Graham stated he had a call from Mr. Thomson and that he left pictures at the Planning Office. He stated that the Drainage is in and the circle would be complete at end of August. He stated that the Drainage is not functioning as of yet.

Mr. Moultrie stated that he and Ms. Colwell went on a site visit and they saw large gullies from the rain. He stated that the curbs have to be put in.

Mr. Sarno asked what the delay is in putting in the curbing.

Mr. Graham stated that the applicant is waiting for one home at the beginning of the subdivision to be finished.

Mr. Moultrie stated that curbing needs to be in and a lot of the loam is in street from recent rainstorms.

Mr. Sarno stated homes are sold already and people living on the street the curbing and drainage should be done.

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Mr. Graham stated the applicant feels a better job would be done if done at the end. He stated the Drainage would be done by June and the road by the end of August.

Mr. Sarno stated that a lot of money has been made on this subdivision and they should not be waiting for ConsCom to release a lot for the subdivision to be finished.

Mr. Moultrie stated grates should be at grade they are now raised.

Mr. Graham stated the board should let Mr. Thomson know that they are not happy waiting for the ConsCom decision before work is done.

Discussion as to what the board should do to motivate Mr. Thomson to finish drainage.

Mr. Sarno made a motion to have the applicant completed the curbing so it alleviates the drainage problem by August 4, and the subdivision drainage finished by August 31st. Ms. Colwell will draw a letter to Mr. Thomson to this affect and that hay bales should be used for the time being. He stated that the applicant should complete all drainage so curbing will work. The board will take appropriate action if work is not completed by above dates. Second by Mr. Evangelista. All in favor 4-0.

The Village at Pillsbury Pond

Mr. Hopkins asked Mr. Zieff if they had reviewed the new forms Ms. Colwell had given him.

Ms. Colwell stated that Form G from the regulations does not protect the Town very well. She stated that the new Form G the applicant's bank would not sign because of two paragraphs.

Board looks over Form G.

Mr. Sarno stated that the bank has to let the Board know where the problem is.

Mr. Hopkins stated that the paragraphs are in conflict.

Discussion on Form G.

Mr. Zieff stated that he could have Mr. Favaloro look at the form and let the board knows what changes they feel could be made. Mr. Zieff stated that he has all forms filled out he just has to have Form G straightened out.

Ms. Colwell asked what would be a completion date for the form.

Mr. Zieff stated 8 years to July 28, 2008.

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Mr. Hopkins stated that on Form G to just delete the last paragraph in #2 that starts with "However".

Board sign plans and when Mr. Zieff returns with forms the Board will release the plans.

Bernay Way

Mr. Graham stated that he met with Mr. Stearns and he stated they went over the no-cut areas.

Mr. Stearns showed the board the no-cut areas on the plan.

Mr. Graham stated that on page 12 the Board has to decide what will happen with Parcel B and A.

Mr. Zieff stated that they would be the responsibility of the Homeowners Assoc.

Mr. Graham stated that they might have a problem if the BOH will not let them put the leach field in the 100-year flood plain.

Mr. Graham stated that a decision has to be made on an island in the cul-de-sac or no island.

Mr. Moultrie stated if there is no island than they need a place for snow removal.

Board discussed island.

Mr. Moultrie asked about the sidewalk and where it would end. He stated that he is concerned about snow removal. He would like a designated snow storage area.

Board stated they would like no island and a snow storage easement.

Board went over Mr. Graham's report.

Page 10

#4--ok with 4 parking spaces.

#7—revised to concrete pipe.

#12—Mr. Graham stated he is concerned on common drive radius and that it has to be changed.

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Ok

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Ok

Mr. Graham stated that there was not anything that Mr. Stearns could not resolve on the plans.

Mr. Hopkins stated that issues that have to be worked on are common drive, ownership of Parcel A & B (Homeowners Assoc.?).

Ms. Colwell stated that they have to have the common drive submitted and that both could be discussed at August 9th meeting.

Mr. Evangelista made a motion to continue Bernay Way to August 9, 2000. Second by Mr. Sarno. All in favor 4-0.

Blueberry Lane

Mr. Ford read a letter from School Department about Mr. Zieff doing work for them. He stated that Mr. Zieff is trying to get this done for Fall Town Meeting.

Mr. Ford stated that he is working with two abutters of his property Mr. Horwitz and Mr. Thomas. He stated he would have a 50-ft right away off of Baldpate road. He explained to the board what he would like to do. He is looking for feedback from the board before he sends this plan to his engineer. He stated the abutters would be giving him 25ft. on either side of his drive.

The board had questions on whether the radius is included in the frontage.

Mr. Sarno asked if he is revising his one-lot subdivision and creating an additional one-lot subdivision.

He stated that their intention is not to change the integrity of the property. He stated that if not for college education he would not be doing this.

Mr. Sarno stated that he thought Mr. Ford would be coming back with an ANR Plan. He stated that Mr. Ford would need a waiver for the turning radius.

Mr. Graham stated that he would like to know how he would access this lot. The road looks like a common drive that would need to be 18 ft. He stated that this has not changed from original plan.

Mr. Sarno stated that if Mr. Ford goes this way he would have to apply for a common drive Permit with an 18ft. road.

Mr. Moultrie asked Mr. Graham about the Ipswich Regulations on a Court for 2 homes and would need an 18-ft road.

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Ms. Colwell stated that before they had the issue of future development.

Discussion by the board on what the option could be.

Mr. Sarno explained about a Court Regulation and what size road would work. He stated that for 4 lots they would need a 20-ft road.

Mr. Graham stated that the board is assuming that the board would be adopting lane regulations.

Ms. Colwell stated that she feels that the plan should be withdrawn and a new plan submitted.

Mr. Hopkins stated that the board is working on Lane and Court standards and Mr. Graham will have something for the September meeting.

Mr. Moultrie stated that it would be in Mr. Ford's best interest to withdraw the plan.

Mr. Sarno stated that he feels the Board has two options 1-vote down the plan or 2-extend decision to August meeting and Mr. Ford's engineer talks with Mr. Graham and they work on lane standards.

Mr. Hopkins stated that the board is working to make standards. They do not want to shoot him down.

Mr. Sarno made a motion to extend Blueberry until August 18, 2000. Second by Mr. Evangelista. All in favor 4-0.

Board discussed having Court and Lane standards looked at by Mr. Ford and his engineer.

Blueberry will return on August 9, 2000.

Motion for a 5-minute recess.

Carleton Drive

Cynthia O'Connell of Beals Associates stated who was present at the meeting for Carleton Drive, Tony Mirra, Ralph Mirra, and Norino Mirra. Ms. O'Connell described the plan to the Board. She stated that this is an ANR Plan and she described the site. She stated that they would have an on site sewage system, and two light manufacturing buildings. Ms. O'Connell stated that the intent is to have more than one tenant. She stated that the office space would be in the back towards RT95. She stated that the Mirra Co would hold the second building. She stated that the Mirra's also have property on Norino Way.

Mr. Evangelista asked if the Mirra's would vacate their property across the street.

Mr. Mirra stated that they might vacate the property on Norino Way.

Ms. O'Connell stated that they have provided more landscaping than requested in the regulations. Ms. O'Connell described the drainage for the property. She stated that they have filed with the ConsCom and will have a site walk in July. She also stated that they have a Hearing with the Board of Appeals in July.

Mr. Hopkins stated that the applicant would need a Special Permit for 2 buildings on a single lot.

Mr. Evangelista stated that under Site Plan Approval they have to get permits from other boards before the board will vote on the project.

Mr. Hopkins stated that a lot of work by other boards has to be done first.

Mr. Sarno stated that they are redefining lots to combine two lots to make one.

Ms. Colwell stated that this plan should be extended to August 9 or September 13.

Mr. Graham asked if he should start his review or wait until they get their ZBA permit. He stated that they also need a Water Resource District Permit.

Mr. Hopkins stated that Mr. Graham could start his review.

The Mirra's stated that they would wait until the September meeting to return. The applicant made a request for an extension until October 30, 2000.

Mr. Sarno made a motion to extend Carleton Drive until October 30, 2000. Second by Mr. Evangelista. All in favor 4-0.

Mr. Graham stated that he worked for the Mirra's in the 1980's and wanted this in the record.

Whispering Pines

Mr. Longo stated that they have had a lot of discussion on the preliminary plan and that they would like to move ahead with the definitive plan.

Ms. Colwell stated she drew up a preliminary plan decision for the board to look at.

Mr. Longo stated that Mr. Schwartz has called him and may now be interested in an exchange of property for the road and radius.

Ms. Colwell read comments from Mr. Graham's report on Whispering Pines.

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Mr. Evangelista made a motion to deny the Preliminary Whispering Pines Subdivision plans. Second by Mr. Sarno. All in favor 4-0.

Board Business

Belleau Woods

Mr. Moultrie stated that F. M. Bridges would be starting next week.

Woodland Estates

Ms. Colwell stated that Mr. Pohas has not paid his Review fee for PLDE.

The board stated to have Mr. Pohas pay funds up front for Mr. Patrowictz's bond review and the \$270.00 owed to the Board.

Fee Regulations

Ms. Colwell stated that we have to set up regulations because the way we now keep funds is not legal. She stated that the board should schedule for August 9 to review new fee regulations.

Community Development Plan

Ms. Colwell explained what this is happening. She stated that Ms. Leal would like to have sewage for the downtown area. She stated that of Affordable housing funds only \$7500.00 could be used for development. She stated that there is a \$30,000 grant available for preparation of a Community Development Plan.

Regulations for downtown in packet for board to look over.

Correspondence

Letter from Selectman stating the job description of the Town Administrator Robin Leal.

Ms. Colwell stated that Ms. Leal would like to establish regular scheduled office hours for Town Boards.

Mr. Sarno stated that Ms. Colwell and Ms. Pantano report to the Planning Board.

Reorganization of Officers

Mr. Evangelista stated he would still like to be the MVPC representative.

Mr. Evangelista nominated Mr. Moultrie for clerk. Second by Mr. Sarno. All in favor 4-0.

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Mr. Moultrie to nominated Mr. Evangelista as MVPC Representative. Second by Mr. Sarno. All in favor 4-0.

Mr. Evangelista made a motion to nominate Mr. Sarno for Chairman. Second by Mr. Moultrie. All in favor 4-0.

Mr. Sarno made a motion to nominate Mr. Hopkins as Vice-Chairman. Second by Mr. Moultrie. All in favor 4-0.

Vouchers

Expenses

Kathleen Colwell-----mileage----- \$13.44
Postmaster-----stamps----- 33.00

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

Technical Review

H. L. Graham Associates

- The Village at Pillsbury Pond-----\$440.00
- Littles Hill-Lot 45-10 Hillside Dr.----- 425.00
- Blueberry Lane----- 200.00
- Whispering Pines----- 40.00

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

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

Adjourn 11:30pm

Minutes transcribed by J. Pantano.

Minutes accepted as amended July 12, 2000

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