

**MEETING  
GEORGETOWN PLANNING BOARD  
Memorial Town Hall  
July 12, 2000  
7:30PM**

Present: Peter Sarno, Chairman; Christopher Hopkins, Vice-Chairman;  
Jack Moultrie, Clerk; Glen Johnson,  
Larry Graham, Planning Board Technical Review Agent and  
Inspector

Absent: Alex Evangelista, Kathleen Bradley Colwell, Town Planner

Meeting called to order.

**Discussion**

**Brock Way- Preliminary Plan/J. Enos**

Mr. Sarno stated that they would have Mr. Graham give his report first, as Mr. Graham may need to leave early.

Mr. Barry Enos explained that he had questions on the wetland information for Mr. Graham. He stated that Mr. Gerry Town is the Engineer on his plan and is present. Mr. Enos gave the board a letter from his father Jack Enos giving him authorization to represent him at this meeting.

Mr. Graham stated that he would highlight his report. He stated that on page 2 & 3 the filing was short of papers. He stated that he should have received other sheets. He stated that the Subdivision is the same as Rando Lane that was approved in 1972. Lot 1, 2 & 7 were divided off and are separate lots and have separate ownership. Mr. Graham stated that the Definitive plan should have a record to show how the plan developed. He stated that revising Rando Lane is okay, but that it should be shown on the plan

Mr. Graham stated that his comments on page 5, 6, 7, 8, and 9 deal with compliance with the Subdivision Rules and Regulations.

Mr. Graham stated that to summarize the plans submitted provided minimal detail. He stated that he would like the Planning Board to maintain a higher standard of Preliminary plans. He stated that the Board could ask the applicant to resubmit the plan with more information. He stated that the Board might approve or disapprove this Preliminary Plan.

Mr. Hopkins asked if any action to Rando Lane has to be made by the Board.

Mr. Graham stated that they could not change the right of way of Rando Lane. He stated the right of way of the cul de sac is the only thing changed. He stated that the Definitive plan should have the history of Rando Lane.

Mr. Enos asked if this was necessary where the plan has been an inactive plan and if it had expired after 10 years?

Mr. Sarno stated Mr. Graham is only looking to have historical protection.

Mr. Sarno asked if Mr. Enos would like to make presentation.

Mr. Enos questioned Mr. Graham on the drainage and lowest point in area of culvert. Mr. Enos asked Mr. Graham where do they put the water from the road to the stream where it goes now?

Mr. Graham stated that he would like to see catch basins back as far as possible. He stated that they would be left with 250 ft of road and a drainage study could pick up what to do with the water. He stated that a water quality unit would also be needed.

Mr. Sarno asked Mr. Enos if he would be requesting any waivers.

Mr. Enos stated that they would be asking for 3-4 waivers. Mr. Enos stated they would be requesting the following waivers:

- Radius 30 ft to 25 ft
- Slope granite vs. vertical granite
- Vertical curve relieved from 250ft to 125 ft.
- Cul de sac island if required or not.

Mr. Graham stated that site distance on the road would not be a problem.

Mr. Enos, the Board and Mr. Graham discussed having or not having a center island.

Mr. Sarno stated that the Preliminary Plan can be withdrawn and a Definitive Plan could be submitted. He stated that the applicant is looking for guidance and Mr. Graham gave that.

Mr. Moultrie stated that the plan does not have an MA Registration civil stamp.

Mr. Graham stated that the regulations do not require the stamp on a Preliminary plan

Mr. James Maguire, 340 Andover Street asked if the frontage would stay the same.

Mr. Hopkins stated that if Mr. Maguire has easements on his deed then he is covered.

Mr. Moultrie stated that this Subdivision abuts the Georgetown Country Club.

Mr. Graham stated that two lots 33 A and 33 b were built on ANR lots with frontage on Spofford.

Mr. Johnson asked if Mr. Graham had the original plan.

Mr. Graham stated that he did have a copy at the office.

Mr. Enos asked if the Board would give there approval conditional that all points would be addressed by September. He stated that this would allow them to work on this plan for 6-8 weeks.

Mr. Moultrie made a motion to allow Mr. Enos to withdraw the Brock Way Preliminary Plan without prejudice. Second by Mr. Hopkins. All in favor 4-0.

Mr. Enos asked Mr. Graham how long he would need to review a Definitive Plan.

Mr. Graham stated that he would like 30 days for a review of a Definitive Plan.

### **Bernay Way**

Mr. Favaloro submitted to the Board the Common Drive forms for Bernay Way.

Discussion on when to hold the Public hearing on the Common Drive.

Board stated Public Hearing on the Common Drive on Bernay Way would be August 9, 2000.

### **Chaplin Hills**

Mr. Graham stated that the Chaplin Hills plan is a new plan for him. He stated that he has gone through plan and the reports. He stated that he still has to talk to the Water Department and the Electric Department. Mr. Graham went over his report to the Board.

Mr. Graham stated that the applicant owns the street and that he is only making recommendations. He stated that he does not want to take the design away from the applicant. He stated that the Board could take his recommendations and send to the applicant and have them respond to the Board. He stated that he should not be designing the plan.

Mr. Graham stated that core samples of the road have to be taken. He stated that the water table is the problem.

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Mr. Graham stated that they might need to go 3ft below drainage pipe with fabric and stone and cut off water, which is causing problems. He stated that this would funnel the water to the catch basins.

Mr. Graham stated that they have to remove the binder coat and test. He stated that they have to assess the gravel base. He stated that they might have to take it all out.

Mr. Sarno ask the Board if they agree to have Mr. Favaloro present this report to the Applicant.

Mr. Favaloro asked why the drainage is a problem now.

Mr. Moultrie stated that the drains where not put in.

Mr. Johnson made a motion to send Mr. Grahams recommendations to the applicant. Second by Mr. Moultrie. All in favor 4-0.

Mr. Favaloro stated to the Board for their information that there is litigation on this Subdivision. He stated that Mr. Fraser's attorney should not be coming before the board or questioning Mr. Graham's report.

Mr. Sarno stated that the Board hopes the applicant is looking to get road done and done properly.

Mr. Moultrie stated that Mr. Fraser does not have any standing before this Board.

### **Form A—East Main Street**

Mr. Ogden explained what he plans to do with land. He explained that he is deeding land to Mr. Bussing. He stated that this was an agreement that he has had with Mr. Bussing when he purchased the land.

Mr. Sarno stated that when someone is changing lot lines the Board has to have signatures of owners of land.

Mr. Ogden stated the signatures are on the forms.

Mr. Ogden stated that Mr. Bussing might be building on this land in the future.

Mr. Moultrie made a motion to approve the ANR Plan on East Main Street.  
Second by Mr. Johnson. All in favor 4-0.

Stamped with "No determination of compliance with zoning requirements has been made of intended."

## **Board Business**

### **Woodland Estates**

Mr. Sarno stated that Mr. Pohas has paid his bill and retainer for PLDE. He stated that Mr. Moultrie, as Highway Surveyor is anxious to get road paved.

Mr. Moultrie stated that he is holding \$15,000 to pave road. He stated he is concerned about the driveway of the homeowner.

Mr. Hopkins stated if the driveway is on the Town's easement the board can not worry about it.

Mr. Sarno stated that the Board could call PLDE and ask him to review ASAP. Then send his response to Mr. Pohas.

Mr. Moultrie stated that the homeowner may lose his egress/ingress into his home.

Mr. Sarno asked when does the Board let the homeowner know what is happening.

Mr. Hopkins stated when Ms. Colwell receives a response from PLDE and it is sent to Mr. Pohas it could be also sent to abutters.

Mr. Sarno stated that he feels the board has to be careful of offsite improvements in the future.

Mr. Moultrie stated that home was not built according to the plan.

## **Correspondence**

### **Littles Hill**

Mr. Sarno asked if the Board had heard anything from Mr. King on his deed. Ms. Pantano stated that the Board had not received anything from Mr. King.

Mr. Hopkins stated that a title search did not show any thing so Mr. Spear should go ahead and start.

Mr. Moultrie stated that he sent a letter to Mr. Spear asking them to grant extension of time to do the sidewalk on Baldpate. He stated that Mr. Spear has not supplied a plan to him so that he could get the easements for the sidewalk.

**Blueberry Lane**

Ms. Pantano stated that the outstanding Bill was paid on July 10, 2000.

Mr. Sarno stated that the Board should call Mr. Ford the week before the meeting. He stated that if he has not complied with their request the Board should vote at the meeting on what they have before them.

**Minutes**

Board reviewed the minutes of June 28, 2000.

Mr. Hopkins made a motion to accept the minutes of June 28, 2000 as amended. Second by Mr. Moultrie. All in favor 4-0.

**Vouchers**

**Payroll**

Kathleen Colwell-----\$869.  
Janet Pantano-----\$189.

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

Mr. Hopkins made a motion to adjourn.

Meeting adjourned at 9PM.

Minutes transcribed by J. Pantano.

Minutes accepted as amended August 9, 2000

Georgetown Planning Board  
July 12, 2000