

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
August 9, 2000
7:30PM**

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

Absent:

Meeting called to order.

Minutes

Minutes of July 12, 2000 approved as amended.

Mr. Moultrie made a motion to approve the minutes of July 12, 2000 as amended.
Second by Mr. Evangelista. All in favor 5-0

Discussion

Woodland Estates

Board reads PLDE report on Woodland "Pumpkin Patch".

Mr. Pohas stated that the report is absurd and inaccurate. He read a section that pertained to him fixing Mr. Burkenshaw's property.

Mr. Sarno stated that the Planning Board would have to have this work done with funds they are holding.

Mr. Sarno asked what the Board is holding on Woodland. He stated that the PLDE report stated the board should hold \$32,500.

Ms. Colwell stated the board is holding \$63,058.84.

Mr. Moultrie stated Mr. Pohas would not be landscaping Mr. Burkenshaw's property but the Towns easement.

Board looks over plan of area in question.

Mr. Pohas asked why the Town of Georgetown and Town Council could not try to obtain the funds from Mr. Longo.

Mr. Sarno stated that the Board is holding funds of Mr. Pohas's and the work has to be finished. He stated that this is why the Board holds funds.

Mr. Pohas asked about the process of obtaining someone to do the work, if put out to bid would it go to lowest bidder and when completed would funds left be released to him.

Mr. Sarno stated that the Board would obtain quotes and any funds left would be released to Mr. Pohas.

Board reviewed letter from PLDE estimating the cost of the work to be \$32,500.

Mr. Evangelista made a motion to release \$20,000 to Mr. Pohas on Woodland Estates and to hold \$43,058.84. Second by Mr. Moultrie. All in favor 5-0.

Ms. Colwell stated that she would write a letter to the bank to release the funds. Also a letter to the homeowner, stating that the work will involve his driveway.

Discussion on work to be done and the process.

Mr. Hopkins stated that the easement has to be cleared. He stated if the homeowner wants to sell, he might have a problem.

Ms. Colwell stated she would contact PLDE.

Blueberry Lane

Ms. Colwell stated she has not heard from Mr. Ford and read a letter sent to Mr. Ford.

Board asks to discuss later in meeting.

Form A-Brook Street

Bob Gorton stated that he owns the property on Brook Street. He stated that ConsCom and BOH have approved the plan. He stated that they are doing a land swap with a neighbor. Mr. Gorton showed the board the property they are swapping.

Mr. Moultrie asked where the driveway would be going.

Mr. Gorton stated that the driveway would be on the lower side of the lot.

Mr. Evangelista made a motion to accept the ANR plan on Brook Street. Second by Mr. Moultrie. All in favor 5-0.

Board signed mylar and stamped with “No determination of compliance with zoning requirements has been made or intended.”

Public Hearings

Mr. Moultrie read the Public Hearing Notice for the Adoption of Fee Regulations.

Ms. Colwell stated that the board has to set up individual accounts for subdivision approval.

First account is for the office work and review process.

Second account is for legal advice and for traffic studies.

Third account is for inspections.

She stated these are called Chapter 593 accounts.

Board went over Fee Schedules with Ms. Colwell and what other towns have in their regulations.

She stated that North Andover adopted these regulations from Groton and that these are a model that are used by other towns.

Mr. Tolman asked if these were fees by the Town Engineer.

Mr. Sarno stated that these are fees that the Board would charge.

Mr. Sarno asked Mr. Zieff if he had any comments on the regulations.

Mr. Zieff stated that it should be stated that the board would have the ability to increase or decrease fees on the review fee as size can differ with each applicant.

Ms. Colwell stated that it should state that the fees could be modified.

Board discusses fees and changes.

ANR Plans-\$100 per new lot created, \$50 per lot line change.

Mr. Hopkins made a motion to change ANR fee to \$100 base plus \$50 per new lot created. Second by Mr. Moultrie. All in favor 5-0.

Preliminary Plan-\$100 base, plus \$100 per lot.

Mr. Hopkins made a motion to have Preliminary Plan Fee \$100 base, plus \$100 per lot. Second by Mr. Johnson. All in favor 5-0.

Definitive Plan-\$2000 base, plus \$500 per lot if preliminary plan filed. If preliminary plan approved subtract preliminary fee. Fee to be not less than \$2500.

Mr. Hopkins made a motion for the fee for a Definitive Plan to be \$2000 base plus \$500 per lot if preliminary plan filed. If preliminary plan approved subtract preliminary fee. Fee to be not less than \$2500. Second by Mr. Moultrie. All in favor 5-0.

Revision to Preliminary Plan-\$100 base and \$50 per lot affected

Mr. Hopkins made a motion for the fee for a Revision to Preliminary Plan to be \$100 base and \$50 per lot affected. Second by Mr. Moultrie. All in favor 5-0.

Revision to Definitive Plan- \$100 base and \$100 per lot affected

Mr. Moultrie made a motion for the fee for a Revision to Definitive Plan to be \$100 base and \$100 per lot affected. Second by Mr. Hopkins. All in favor 5-0.

Site Plan Approval-.10 per sq. ft building footprint area. But shall not be less than \$1000.

Mr. Hopkins made a motion for the fee for Site Plan Approval to be .10 per sq. ft building footprint area. But shall not be less than \$1000. Second by Mr. Moultrie. All in favor 5-0.

PUD –no fee

Mr. Hopkins made a motion that there be no fee for a PUD. Second by Mr. Moultrie. All in favor 5-0.

Other fees for the Board to review are:

- Building permits under rate of development by-law \$400
- Earth Removal \$400
- Common driveway \$200 per lot
- Ground water protection District Special Permit per lot \$200

Board to discuss Earth Removal fee with Mr. Brett.

Mr. Hopkins made a motion to continue Fee Regulation Adoption Hearing until September 13, 2000. Second by Mr. Moultrie. All in favor 5-0.

Blueberry Lane

No new plans were submitted. Plans before the Board do not conform to the subdivision regulations.

Mr. Hopkins made a motion to deny Blueberry Lane Definitive Subdivision. Second by Mr. Moultrie. All in favor 5-0.

Common Driveway-Bernay Way

Mr. Johnson excused himself as he has a conflict with the Bernay Way Public Hearing.

Mr. Moultrie read the Public Hearing Notice for the Common Drive on Bernay Way
Mr. Sarno stated Ms. Colwell received a letter from Mr. Peatfield of the Water Dept.

Ms. Colwell explained the letter.

Ms. Colwell read letter from the Fire Dept.

Mr. Graham went over his report on the Common Drive.

Mr. Sarno asked Ms. Colwell to send a letter to Mr. Brett stating that they have not heard from him and assume he has no problems with the common drive.

Mr. Hopkins made a motion to approve the Common Drive incorporating the Engineering comments. Second by Mr. Evangelista. All in favor 4-0.

Bernay Way

Board looks over the draft decision on Bernay Way.

Ms. Colwell stated that she does not have the latest set of plans.

Mr. Stearns showed Ms. Colwell the No cut areas and areas of Temporary disturbance.

Page 5

Ms. Colwell stated that they might want to say Occupancy permits not released until binder coat on Phase I is completed.

- a. Prior to issuance of the first CO, the construction of the extension of Pillsbury Lanemust be completed to binder coat.
- b. Second CO to same as b. VAPPDS
- c. Third CO same as c. and d. VAPPDS
- d. Excluded

Mr. Sarno stated that he had a comment about large Parcel B, asks that it state "Shall have No further subdivision".

Mr. Zieff stated that the land will belong to the HOA and they would not be able to develop.

Mr. Zieff stated that if he obtained additional land adjacent to his property they might be able to develop.

Board looks over plan with Mr. Zieff.

Discussion on Parcel A (Pond) and Parcel B-No further development in decision.

Mr. Zieff asked about 1 a. on page 1.

Ms. Colwell stated they will delete this and she will ask Mr. Brett to review the lot shape.

1 f. Ms. Colwell stated that they would take out changes outlined.

Mr. Zieff asked about 4 a. on page 3.

Ms. Colwell stated that she does not have any thing from the ZBA that this pertains too.

Mr. Stearns stated that he would give Ms. Colwell a newer set of plans.

Mr. Favaloro stated that if Mr. Zieff donated the land to the Town of Georgetown Parcel A and B. They would not want to have a "No Further Subdivision" in decision. They would not be able to have the property assessed for as much if it did not have this waiver.

Discussion on what they will do before a decision is rendered.

Mr. Sarno stated that Ms. Colwell would make the changes to the decision for the September 13 meeting. She will add No further development to Parcel A and B and make changes then if needed.

Motion by Mr. Hopkins to continue Bernay Way until September 13, 2000. Second by Mr. Evangelista. All in favor 4-0.

Mr. Zieff requested an extension to September 29, 2000.

Mr. Evangelista made a motion to extend Bernay Way Subdivision until September 29, 2000. Second by Mr. Moultrie. All in favor 4-0.

Mr. Sarno asked Mr. Stearns about a plan in Rowley that his firm is involved in that would access through Longview. He stated that the Town should be advised of this.

Mr. Stearns stated that he is aware of the plan.

Mr. Evangelista stated when Georgetown proposed the same thing Rowley would not allow it.

Mr. Moultrie stated that the road they propose to use is unfinished in Georgetown.

Mr. Sarno asked Ms. Colwell to draft a letter to Rowley Planning Board of their concerns. He stated that the Board would like to be advised of Meetings.

Mr. Moultrie asked Mr. Favaloro to look at letter from light dept. on Chaplin Hills.

Discussion on Mr. Zieff and the work he will be doing for the School Department.

Mr. Sarno stated the newspaper article stated linkage and he does not want it to be thought to be part of the board's decision.

Abbey Road

Board looks over letter on Abbey Road that was received today.

Ms. Colwell stated that she talked to Mr. Thompson and he stated he would be finished by the end of August.

Mr. Moultrie stated that he feels they should give him until the deadline.

Mr. Sarno stated to send him a letter and a copy of the past letter and state that they expect him to adhere to the schedule.

Mr. Evangelista made a motion that the board intends to take over the subdivision if the work is not finished by the deadline. Second by Mr. Moultrie. All in favor 4-0.

Board to review on September 13.

Mr. Moultrie stated that he would do the inspections on Abbey Road.

Ms. Colwell stated that she would send a letter to Mr. Hagstrom to submit any bills that he has outstanding.

Correspondence

Ms. Colwell stated that they received a sidewalk plan from Littles Hill. She stated that they also received a letter from Kopelman and Paige on the Tri-partite agreement on Littles Hill.

Mr. Moultrie asked Mr. Graham about compaction tests on Littles Hill and the roadway.

Mr. Graham stated that he would ask Don Stone to be more specific in his reports.

Lot 14 Cedar Lane—Occupancy Permit

Ms. Colwell stated that she does not know what to do with this. She stated the driveway is not paved.

Ms. Colwell will send a letter to Mr. Brett that the driveway must be paved.

Belleau Woods

Ms. Colwell stated that a resident called about a dead street tree.

She will call Nunan's to go out and put in a new tree.

Comprehensive permit

Board discussed Public hearing.

Ms. Colwell will draft a letter to the ZBA outlying statements made by Board at the hearing.

Correspondence

- Letter from Mr. Brett on Littles Hill decision and their interpretation of the Growth Management bylaw.

Mr. Sarno stated that the Carleton Drive Special Permits, one was denied and one was approved.

Mr. Evangelista stated that they should have a draft Master Plan from the Master Plan Committee and they have nothing. Mr. Evangelista made a request that the Master Plan Committee or a representative attend the next Planning Board Meeting.

Ms. Colwell stated that someone is working on the Downtown and she would contact Mr. Morehouse to see if he knows where they are with the Master Plan.

Vouchers

Payroll

Kathleen Bradley Colwell-----	\$856.96
Janet Pantano-----	174.83

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

Mr. Hopkins made a Motion to adjourn. Second by Mr. Evangelista. All in favor 4-0.

Meeting adjourned 11PM

Minutes transcribed by J. Pantano.

Minutes accepted as amended September 13, 2000.

Georgetown Planning Board
August 9, 2000