

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
September 13, 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

Board reviews minutes of August 9, 2000.

Mr. Evangelista made a motion to accept the Minutes of August 9, 2000 as amended. Second by Mr. Moultrie. All in favor 5-0.

Discussion

Littles Hill

Ms. Colwell stated that she has received the Tripartite Agreement from Mr. Spear.

Mr. Moultrie stated that he has not received the easements for the sidewalks.

Discussion over the issue with the Fire Chief on the blocking of the roadway on Londonderry Road.

Mr. Spear stated that Warren Manter talked to the Fire Chief who asked him to hold off on blocking the road until he talked with Mr. Moultrie.

Ms. Colwell will send letter to Fire Chief and Police Chief that the developer is acting under the approved plans and ask them to direct their concerns to the Planning Board not the Developer.

Ms. Pantano notarized Mr. Sarno's signature on the Tripartite Agreement. The Agreement will need to be returned to the Planning Board when all signatures are obtained.

Mr. Moultrie and the board discussed issues at Littles Hill.

Mr. Evangelista abstains from discussions on Littles Hill.

Abbey Road

Mr. Moultrie stated that he did a site walk and there is no pavement on the sidewalk, but that they will start on Friday on the walk. He stated that he is confident that the work will be completed. He stated that he checked the pavement with rain and it works well.

Mr. Sarno stated no further action by the Planning Board has to be taken at this time.

Carleton Drive

Mr. Sarno stated the ZBA has made decision on their Special Permit.

Lenny Mirra and Melissa Dion of Beals Associates attended the meeting.

Ms. Dion stated that they are meeting with the ConsCom on Sept 21, 2000 and that they are requesting an extension.

Ms. Colwell stated that they would need new plans by the beginning of October and need 21 days for Mr. Graham to review the plans.

Ms. Dion stated that she would like to meet end of October. Ms. Dion asked for an extension to December 20, 2000.

Mr. Hopkins made a motion to extend Carleton Drive to December 20, 2000. Second by Mr. Moultrie. All in favor 5-0.

Carleton Drive to return on October 25, 2000.

Fee Regulations

Ms. Colwell went over the fees and changes that she has made. Ms. Colwell stated that on the Site Plan Approval Fees, she feels these may need to be adjusted.

Mr. Sarno had a question on page 3 on Rate of Development.

Ms. Colwell read the Bylaw from the code of the Town of Georgetown and stated that this should be changed to relate to the revised Rate of Development Bylaw. She stated that it should state 5 units instead of 10.

The board discussed fees.

On page 10 8 b. the board discussed when the Planning Board would review fees. Decision to review fees annually by July 1st.

The Board continued their discussion to later on in the meeting.

7 North Street/Georgetown Savings Bank

8PM

Mr. Moultrie read the legal ad for 7 North Street/Georgetown Savings Bank

Mr. Sarno read letter from Water Dept., Fire Dept., and Highway Dept. to the audience.

Attorney Robert Rudolph stated that he is representing Georgetown Savings Bank and introduced the Architect and the Engineer. Architect Mr. Small, and the Engineer, Jonathan Ring of Jones and Beach.

Mr. Rudolph explained that the Bank owns the two buildings on the site and in Phases they plan to take down the Pharmacy and may move the Bank or raze it.

Mr. Rudolph showed the board the plans and access to the lot.

Mr. Sarno asked what date a decision is due on this plan.

Ms. Colwell stated the date is October 13, 2000.

Mr. Rudolph showed the board a 3-D model up of downtown. He stated that this model is to scale.

Ed Small, Engineer, stated that the two buildings would become one building 2 and a half stories tall with two entrances. He described the use of the building and showed parking and curb cuts. Mr. Small showed the floor plan of the first floor, second floor and the executive offices, meeting rooms, and loan offices.

Mr. Sarno asked about the 3rd floor.

Mr. Small stated that 3rd floor is the attic and has a ceiling with sloped sides.

Mr. Small stated that the building would be brick and wood on the outside with a pitched roof with dormers. He stated that there would be no entrance on North Street. He stated the Main entrance would be on East Main Street and a back entrance from the parking lot. He stated that there is a possibility of a clock on the corner they would have to talk to Town of Georgetown on this.

Mr. Rudolph stated that the building would blend with the downtown.

Mr. Evangelista stated that plans that the Board has do not match.

Mr. Ring stated that they do now. He stated that they have made adjustments to the plans.

Mr. Ring gave the board members a copy of a picture of the building. He also gave them a cover sheet on drainage flow paths. Mr. Ring stated he sent a package to Mr. Graham.

Mr. Ring showed the flow of traffic on the site today. He showed the new curb cuts. He stated that they would close the curb cut on East Main Street. He stated the Town might be able to put a Handicap parking space in that area. He showed landscaping between building on East Main Street and showed that a walkway would be here and is wide enough for emergency access if needed.

Mr. Rudolph showed the access to the easement to Mr. Perkins bowling alley. He showed that the easement would be gated and stated it is under review of the Police Chief. Mr. Rudolph stated that this is also under review of Mr. Brett, Mr. Moultrie, and the Fire Chief.

Mr. Ring showed landscaping to Mr. Perkins property and on North St. also access to the drive up window. He stated that the Zoning requires 25 parking spaces and that they have 29 parking spaces on site.

Mr. Sarno stated that he does not expect comments from them on Mr. Graham's report as they only received it tonight.

Mr. Ring stated that he would like to address some of the issues in Mr. Graham's report. He stated that they do not want to change the size of spaces for compact cars. Also that the stockade fence will stay where it is. He stated that there would be outside lights on sight.

Ms. Colwell asked about the lights on the building and if they could give her a detail of the lights and be sure that they are down facing.

Mr. Evangelista asked how many employees would be on site.

Mr. Bob Balletto of Georgetown Savings Bank stated that they would have about twenty-five employees on site.

Mr. Ring stated that he would be working on the easements.

Mr. Rudolph stated that they would have a perimeter plan and that this would be recorded at the Registry of Deeds. He stated that the disagreement with Mr. Perkins involving the boundary lines would be settled with this document.

Ms. Colwell stated that the change of the lot lines would have to come before the Planning Board.

Mr. Moultrie asked about the parking spaces on the street and if they would remain.

Mr. Ring stated that they would remain.

Mr. Moultrie asked about no left turn out of the parking lot onto North St.

Mr. Ring stated that it would depend on the time of day as to if there would be a problem.

Mr. Rudolph stated that they would be measuring traffic out of bank lot. He stated that on Saturday and maybe on Friday there may be a problem.

Mr. Moultrie stated that they might need to reduce a parking space on North Street for sight distance.

Ms. Colwell stated that they could take one space off of North Street and add one on East Main Street.

Mr. Rudolph stated that the building is tilted to line up with other buildings on East Main Street.

Mr. Graham arrived.

Mr. Ring explained the drainage and showed how it would run. He stated that the leach field and catch basins might need to be changed. He also stated that they do not propose a Dumpster on site most of there trash is recycled.

Mr. Balletto stated that they have a trash bin out back now and that they shred and recycle most of there trash.

Mr. Johnson asked if more trees could be put out front on East Main Street.

Mr. Rudolph stated that it is town property and that they would have to have permission from the Town.

Mr. Johnson asked if the telephone would be overhead or underground.

Mr. Ring stated it would be underground.

Mr. Evangelista asked about access to parking and could the island be extended to keep the flow of traffic.

Mr. Ring stated that they could extend the island and will add a sign "Do not enter" to help with the traffic flow.

Mr. Sarno ask that they make a separate request for the clock and trees on East Main Street.

Ms. Colwell asked if this would go to the Selectmen.

Mr. Sarno stated it might go to Mr. Moultrie and the Selectmen.

Mr. Ring stated that they would be obtaining temporary construction easements.

Mr. Rudolph stated that there would only be one building when new building is built and that the old building must be moved or taken down.

Mr. Graham asked if they had talked to anyone about the traffic downtown and the work that is being done.

Mr. Moultrie stated that he does not think this will be a problem and has been discussed and that they can look into this further.

Mr. Graham asks for details on the drainage and asked that if the plan could be improved for the neighbors. He stated that this is not a desirable situation with the drainage.

Mr. Ring stated that they might put a catch basin in the parking lot. He stated that they have increased the green area.

Mr. Rudolph stated that they have no history of problems and no complaints from the neighbors.

Mr. Graham asked if they could decrease the depth size of the parking spaces and add a pedestrian walkway and some green space in the parking lot.

Ms. Colwell asked about the strip of land abutting the Masonic Building.

Mr. Ring stated that they would have pavement and a concrete walkway between the buildings. He stated that they have not discussed in detail what will be there. He stated that the Bank does not own the land there. He stated that there would be pavement maybe bushes and will have a gate in back.

Mr. Sarno asked when they would have a revised plan.

Mr. Ring stated that they could have revised plans to Mr. Graham and the Board by October 4.

Mr. Sarno stated that is only 3 weeks to the Boards next meeting and they would not have a report from Mr. Graham.

Mr. Rudolph asked for an extension to November 17, 2000 and for the hearing to be continued until November 8, 2000.

Mr. Hopkins made a motion extend the decision date for Georgetown Savings Bank to November 17, 2000 and continue the Public Hearing until November 8, 2000. Second by Mr. Evangelista. All in favor 5-0.

Mr. Sarno stated that they would have to also file for the Lot line changes as they are two parcels and they are making them into one lot.

Mr. Rudolph stated that for zoning they are one lot and that they would be filing a perimeter plan to define lot lines.

Mr. Sarno asked if they are changing lot lines.

Mr. Rudolph stated the engineers could not agree on lot lines. They are agreeing where the lot lines are and filing a perimeter plan.

Mr. Sarno stated that a plan at the registry of deeds must show lot lines.

Mr. Rudolph stated that this is what they are doing.

Mr. Johnson stated lot line should not be shown in the middle of the plans.

Ms. Colwell stated that the assessors would be taxing on two lots if lot lines were not changed. She stated that they should send a letter to the assessors if they would like to change this.

Mr. Graham stated that they should have a plan taking out this lot line.

Mr. Perkins stated that they have done a lot of research and have almost reached an agreement.

Bernay Way

Mr. Johnson left meeting and is not voting on Bernay Way.

Mr. Sarno stated that Ms. Colwell has put together a revised decision. He stated that the major issue is the conveying of land to the town.

Mr. Zieff stated they have parcel A (pond) will go t the HOA and Parcel B will give to ConsCom. He stated that Parcel B is 30 acres. He stated that they are looking into laws on donation of land and taxes. He stated that having a condition on this would take away the tax right off.

Mr. Sarno stated that the applicant is stating that they do not want any language on decision or plan that they are required to give over the property.

Mr. Zieff stated that they would give the property once it is appraised and may be done by the end of year. He stated that they do not want any link that the Boards decision is based on their gift.

Mr. Favaloro stated decision to give land to the Town has to be an independent decision.

Mr. Sarno stated that Mr. Zieff is asking the Board to take a leap of faith on this issue.

Mr. Zieff stated that is right.

Mr. Hopkins stated that he was under the impression that this property would not be able to be built on.

Ms. Colwell stated that the HOA does not restrict building on this lot.

Mr. Favaloro explained how it could be done.

Mr. Zieff stated that they could not convey the lot until the subdivision is in place. He stated that they still have to go to the ZBA for a special permit.

Discussion on how this parcel could be given to the Town and the Board not having to go on good faith that the applicant will give this parcel to the town.

Board and applicant look at new Zoning Map.

Mr. Sarno asked about the board having control over HOA.

Mr. Favaloro stated that in the HOA it states that any decision will be upheld by the HOA

Mr. Sarno stated that Mr. Zieff has asked to take out Parcel B out of the decision.

Mr. Evangelista stated that he trusts them but he has trusted people in the past.

Mr. Favaloro explained under subdivision control law that they can not require them to donate the land.

Mr. Moultrie asked how many waivers have they granted. He asked why is it in the board's favor to grant these.

Mr. Sarno asked if there is a motion to make a decision.

Mr. Hopkins stated that this decision has question marks.

Mr. Sarno stated item #7 is the only one that has questions.

Mr. Moultrie asked to see the waivers.

Ms. Colwell stated waivers are on sheet 1 of the plan.

Discussion by the Board on decision and how the board feels about ownership.

Mr. Sarno stated that the board wants language that there will be no more building.

Mr. Zieff asked for an extension until October 20, 2000 for the decision.

Mr. Hopkins made a motion to extend the decision on Bernay way until October 20, 2000. Second by Mr. Moultrie. All in favor 4-0.

Mr. Hopkins made a motion to continue the Public Hearing on Bernay Way until September 27, 2000. Second by Mr. Moultrie. All in favor 4-0.

Mr. Zieff stated that the Common Drive permit expires on October 13, 2000, which is 6 months from when it was issued.

Mr. Evangelista made a motion to extend the Common Drive Permit to 1 year from October 13, 2000. Second by Mr. Hopkins. All in favor 4-0.

Adoption of Fee Regulations

Ms. Colwell questioned Mr. Graham on the fees for review. She stated that not all of them fit the price.

Decision to keep fees as they have them.

Page 8 of 11 review fees Board stated that they look good.

Mr. Evangelista made a motion to accept the new Project Review Fees. Second by Mr. Moultrie. All in favor 4-0.

Courts and Lanes

Ms. Colwell asked that board to look over the Courts and Lanes Bylaw. She stated that she would advertise for a Public Hearing and also for GIS mapping.

Ms. Colwell asked the Board to look at Zoning Bylaws and the list that she gave the board for Town Meeting.

Ms. Colwell explained the bylaws that she would like to work on.

Chaplin Hills

Mr. Sarno asked if the road is going to be reclaimed.

Ms. Colwell stated that Mrs. Faragi came into the office and told her that their subdivision permit expires Oct 28, 2000

Ms. Colwell stated we should ask them to come to the next meeting to address this issue.

Mr. Moultrie stated that the subdivision has to be secured for the winter.

Blueberry Lane

Ms. Colwell stated that the Board is still holding Review funds on Blueberry Lane.

Mr. Moultrie made a motion to return the balance of the Review funds on Blueberry Lane to Mr. & Mrs. Ford. Second by Mr. Evangelista. All in favor 4-0.

Vouchers

Payroll

Janet Pantano-----	\$199.80
Kathleen Bradley Colwell-----	\$856.96

Allied-----Office Supplies-----	\$21.00
Allied-----Office Supplies-----	83.99
Greg Foulcault-----Air Conditioner-----	419.00

NECC-----Training-----	404.00
------------------------	--------

Town Account-Requires Planning Board Signatures

MVPC-----GIS Mapping-----\$ 9188.53

Technical Review Account

Kopelman & Paige -----Littles Hill/Tripartite-----24.00

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

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

Meeting adjourned at 10:45PM.

Minutes transcribed by J. Pantano.

Minutes approved as written September 27, 2000.