

**MEETING
GEORGETOWN PLANNING BOARD
Georgetown Middle/High School
October 25, 2000
7:30PM**

Present: Peter Sarno, Chairman; Christopher Hopkins, Vice-Chairman;
Jack Moultrie, Clerk; Glen Johnson, Alex Evangelista
Kathleen Bradley Colwell, Town Planner

Absent:

Meeting called to order.

Whispering Pines/John Longo

Ms. Colwell stated that Mr. Longo called and asked if he could talk to the Board about Whispering Pines and if it would be able to be developed under the Senior Housing Bylaw.

Mr. Longo described what he would like to do with the Senior Housing on his property. He stated that there would also be a 6-lot subdivision with 2-lots for the Maglios (one being the existing house) and 4-lots for the Raymond's. He stated the Senior Housing would have 22 buildings with 3 units per building.

Mr. Longo stated that they might have to have a sewage plant. He stated that the plans show a Community building but no pool or tennis courts are proposed.

Mr. Sarno stated that the issue on the radius and other issues of Whispering Pines would still have to be addressed by the board.

Mr. Moultrie stated that they can only have 35% lot coverage.

Mr. Sarno asked the board if this concept is accepted how would the Board handle the subdivision and the Senior Housing on the plan.

Ms. Colwell stated that they would have to do two separate filings but look at them together.

Mr. Moultrie stated that the plan shows the roadway would not be connected except only with an emergency access.

Mr. Sarno stated that the plan could be done in Phase I and Phase II like Pillsbury Pond and Bernay Way but thought of as one plan. He stated that the egress would still be an issue.

Mr. Moultrie stated that the Town has a 50-ft ROW and with 20-ft of pavement on Warren St. He stated that the road on Warren Street would have to be rebuilt and also widened.

Mr. Longo stated that he talked to TTAP on the traffic and that they stated that they do take into consideration the age at 55 years old and that there would not be as much traffic as a family.

Mr. Sarno stated that the Board would want a traffic study done on the site. Mr. Sarno asked if there is any upland open space that they would be able to give to the Town.

Mr. Longo stated that there is land that has a brook and the land is not swampy but some of the property is in Rowley.

Ms. Colwell stated that the town would not want to own land in Rowley. She gave Mr. Longo a copy of the new Planning Board Fee Regulations.

Mr. Longo stated that he has a definitive plan almost finished on Whispering Pines and is looking into the Senior Housing but would like to know how the Board feels about the change.

Mr. Sarno stated that the only problems would be the same as with Whispering Pines drainage, radius etc. Mr. Sarno stated that he is leery of so many units.

Mr. Moultrie asked how many acres are in Georgetown.

Mr. Longo stated that most of the land is in Georgetown and only 6 acres are in Rowley.

Mr. Longo stated that there are about 10 acres in Georgetown.

Mr. Moultrie asked in what price range would the units be.

Mr. Longo stated he is looking at some Senior Housing in Topsfield and the most saleable units are the 2 bedroom units. He stated he would like to stay in the \$210,000 to \$225,000 ranges. He stated the units in Topsfield are about \$300,000.

Mr. Sarno stated that Whispering Pines Subdivision would be subject to the rate of development bylaw and the Senior Housing would not be.

Mr. Longo stated that he has 30-lots on the original plan and he has to see which would be more beneficial. Mr. Longo stated he is interested building this type of development.

Mr. Hopkins stated that he is concerned with the number of units, as is Mr. Sarno.

The board discussed prices of homes in town.

Mr. Sarno stated that Mr. Longo should talk to Mr. Graham to see if he sees any major obstacles.

Mr. Longo stated that the street and traffic seem to be the major issues and he stated that the number of units might go down.

Minutes

Board reviews minutes of October 11, 2000 meeting.

Mr. Moultrie made a motion to accept the minutes of October 11, 2000 as amended. Second by Mr. Evangelista. All in favor 5-0.

Board Business

Carleton Drive/Site Plan Approval

Mr. Sarno asked Ms. Colwell about the Mirra proposal on Carleton Drive.

Ms. Colwell stated that they are still going through the ConsCom.

Georgetown Savings Bank

Ms. Colwell stated that Georgetown Savings Bank has not given any new plans to Mr. Graham. She stated that if the Board does not have the plans in time to review that GSB would still need to come in and get an extension of time at the next meeting.

Longview

Ms. Colwell stated that she found nothing in the file or the minutes relating to a bond reduction to \$150,000. She stated that she did find a letter asking for a reduction but it gave no dollar amount. She stated that there was also a letter from Ms. Nelson to the developer stating for them to give the Board a list of what is left to be finished and then the Board would have an inspector go out. She stated that this is how it ended.

Mr. Sarno asked that the Board receive the report from PLDE on Longview before the meeting so that they have time to review the report.

Public Hearing/ Courts and Lanes

Mr. Sarno stated the Board received letters from the Light and Water Departments.

Ms. Colwell stated that the Light Department requested a 50-ft right of way.

Mr. Sarno questioned whether the Light Department wanted a 50-ft. right of way or easements.

Mr. Moultrie stated that the Light Department could get the easements to run the electricity and they would not have to require a 50-ft ROW.

Mr. Sarno stated that the Board should look at each plan case by case and as the bylaw does have a minimum width the Board can increase if they find it is needed.

Ms. Colwell read the Water Department letter.

Mr. Sarno stated that the Board has taken these letters under advisement.

Mr. Moultrie and Mr. Evangelista stated that they agree that the Courts and Lanes Regulations look good.

Ms. Colwell stated that once these are accepted they have to be recorded first with the Land Court.

Mr. Moultrie stated that the minimum curb radius at intersection on Lanes should change from a minimum of 25-ft. to 20-ft. and on the Courts it should be a minimum of 15 ft.

Mr. Moultrie made a motion to accept the Courts and Lanes Subdivision Regulation. Second by Mr. Hopkins. All in favor 5-0.

GIS Mapping-Regulation

Ms. Colwell stated that as this is new she has not had other Regulations to compare this to. She stated that this language was suggested by the MVPC as adopted in Rowley.

Mr. Johnson stated that it he ran this by some people at work who are familiar with the GIS mapping and that they stated that it outlined the major issues and was well done.

Mr. Hopkins stated that “Shall” makes a strong statement but that it should be left in.

Ms. Colwell stated that should the regulation state “prior to final approval and endorsement” instead of just “final approval”.

Ms. Colwell stated that Jerard Whitten at MVPC stated that the Board should adopt data layer standards for the Mapping.

Mr. Evangelista made a motion to accept the GIS Mapping Regulation-365-38 J. Second by Mr. Moultrie. All in favor 5-0.

Fee Regulations

Ms. Colwell stated that now that the board has accepted the Fee Regulations there are some revisions to the bylaw that have to be made.

Mr. Johnson made a motion to change language to accommodate the Fee Regulations. Second by Mr. Moultrie. All in favor 5-0.

Board Business

Mr. Moultrie stated that he had a call from a resident on Hillside drive about mail delivery. He stated that he had someone from his department go out and move their mailbox to Canterbury Drive. He stated that this has to be addressed.

Mr. Moultrie stated that he was out at PennBrook School with Mike Donahoe and he talked with Larry Borin the School Superintendent. He stated that they are looking for land for a new school and that they will be sending a letter to the Boards.

Ms. Colwell stated that you have to have more than 25 acres for an Elementary School and more for a High School.

Mr. Sarno stated that Mr. Morehouse has 35 acres near him that would be a good location.

Mr. Hopkins stated that the Board should get involved in this process.

Mr. Moultrie stated that they also need area for fields because they need area for parking at all the Schools. He stated that at PennBrook they would be widening

the entry drive. He asked Ms. Colwell to look for file on 72 Elm Street, as he wanted to check their access.

Mr. Moultrie stated that the Tompkins land off of Tenney Street is Chapter land and that they should keep this in mind for a school.

The Board discussed when the Master Plan Committee would be coming back before the Board.

Chaplin Hills

Ms. Colwell stated that Larry Graham has received and approved a sketch for the under drains.

Build-out Study

Ms. Colwell stated that the Town has \$30,000 available to it to develop a housing plan.

Mr. Sarno asked if the Board could have the Master Plan Committee come in and discuss before the end of the year.

Mr. Evangelista stated that they should talk to Mr. Kelly and see where they are and schedule a meeting.

Ms. Colwell stated that the Selectmen want to get going on this. She stated that for some State Funding the Town has to have this study done so the Board has to get moving on this.

Mr. Sarno stated that they should also include the Open Space Committee to meet with the Board.

Ms. Colwell to invite the Master Plan Committee to the November 29, 2000 meeting to discuss the Community Development Plan.

Vouchers

Payroll

Kathleen Colwell-----	\$856.96
Janet Pantano-----	266.40

Technical Review

H. L. Graham

- Littles Hill-Lot 1-5, 43, 44-----\$1925.00
- Georgetown Savings Bank-----1202.50

Georgetown Planning Board
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- Chaplin Hills-----80.00
- Littles Hill-----355.00
- Bernay Way-----80.00

Supplies/Dues

Allied-----office supplies-----\$21.66
H. L. Graham-----Planning Board General-----80.00
MAPD-----Annual Dues-----75.00

Voucher from Selectmen

GIS Mapping System-----Microdest of New England-----\$936.05

Mr. Evangelista made a motion to pay. Second by Mr. Johnson. All in favor 5-0.

Mr. Evangelista made a motion to adjourn. Second by Mr. Hopkins. All in favor 5-0.

Meeting adjourned 8:55 PM.

Minutes transcribed by J. Pantano.

Minutes accepted as amended on November 8, 2000.