

**MEETING
GEORGETOWN PLANNING BOARD
Georgetown Middle/High School
November 8, 2000
7:30PM**

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

Absent: Christopher Hopkins, Vice-Chairman

Meeting called to order.

Chaplin Hills

Mr. Sarno explained that Chaplin Hills is asking for the release of two lots.

Mr. Sal Lentini and Gloria Faragi were present at the meeting representing Mr. Faragi.

Mr. Lentini stated that they are working with Mr. Graham to improve the site and that they will not be grinding the road until June of next year.

Mr. Sarno asked if Mr. Lentini is requesting 2 building permits.

Mr. Lentini stated it would take a year until the frames would be up. He stated that they would abide by Mr. Graham's plans. He stated that they have started working on some projects already. He stated that they have had some problems with their contractor and that this has held them up. He stated that this would give them some work over the winter and they want to get the homes up. He stated that they know they cannot convey the lots. He stated that this would let people know the project is not abandoned.

Mr. Sarno asks Mr. Moultrie if this would be taking things out of order.

Mr. Moultrie stated he has been asking for schedule of the work to be done and has not received one.

Ms. Colwell stated that they are waiting to hear what work is being done and that the side grades have been stabilized.

Mr. Lentini stated that they are working on this.

Mr. Sarno stated that there are some items that Mr. Graham wanted done before winter.

Mr. Moultrie made a motion to release one lot in Chaplin Hills. Second by Mr. Evangelista. Discussion

Mr. Moultrie stated that it is against Subdivision Regulations to release more than one lot before sub-base of the road is in.

Mr. Sarno stated that if they do not comply with Mr. Graham the board could request a cease and desist order.

Mrs. Faragi will decide which lot to release.

Board gave Ms. Colwell permission to sign off on permit.

All in favor 4-0.

Mr. Sarno asked Ms. Colwell to contact Mr. Graham and ask him if he would propose a schedule on Chaplin Hills.

Mrs. Faragi and Mr. Lentini agree with Mr. Graham proposing a schedule.

Bernay Way

Ms. Colwell stated she met with the Zieff's and Mr. Graham and all the paperwork is in order. She stated that the Board has to sign covenant. She stated that she would give the deed that the Board was holding in escrow back to the Zieff's.

Mr. Evangelista made a motion to endorse that plans of Bernay Way. Second by Mr. Moultrie. All in favor 3-0.

Mr. Johnson abstained because of a conflict of interest.

Longview Bond Reduction

Mr. Sarno and the Board looked over Mr. Patrowicz 's report on Longview. Mr. Sarno asked about Lot 14 drainage problems.

Mr. Moultrie stated that he remembered a problem and an easement.

Mr. Sarno stated that on Lot 14 the board went with the less aggressive route and bowed to the Building Inspector.

Mr. Moultrie stated that the Building Inspector was going to have a drainage swale put in.

Mr. Sarno stated that the Board should keep some dollar amount for item 11 and find out if any additional work has to be done on Lot 14.

Mr. Ellis stated that he has looked over the report from PLDE. He stated that all the work left to be done will be done.

Ms. Colwell stated that Mr. Cushing; a resident of the street has stated that instead of a bus shelter they would like to have landscaping on the cul-de-sac island and on the entrance of the subdivision.

Mr. Sarno stated that Mr. Cushing has offered to maintain the island if it is landscaped. Mr. Ellis gave the Board a letter from the residents stating their wishes on the bus shelter.

Ms. Colwell stated one tree on Belleau Woods cost \$600 so they need to hold enough funds for the trees on Longview.

Mr. Evangelista asked the dollar amount for the Bus Shelter.

Mr. Ellis stated that it was estimated at \$5,000.

Mr. Sarno stated that #7 should be changed to \$5,000 for landscaping. Mr. Sarno stated that the amount needed to finish the Subdivision is \$50,000 the Board should hold \$125,000.

Mr. Ellis stated that there may be an easement on Lot 14 and he described culvert and how it was installed. He stated that if they do not have an easement then they could not enter onto the property. He stated that if the property owner does not have a problem they could not do anything about it.

Mr. Sarno stated that he would like to talk to the Building Inspector and be sure all is taken care of.

Mr. Moultrie stated that he believes that there is an easement. He stated that the Board should look into this and be sure the issue is addressed.

Ms. Colwell stated she would check with Mr. Brett on Lot 14.

Mr. Johnson made a motion to reduce the bond on Longview from \$400,000 to \$125,000. Second by Mr. Evangelista. All in favor 4-0.

Mr. Ellis stated that they would be looking for Street Acceptance in May. He asked to be scheduled at a meeting in January.

Ms. Colwell stated that on January 24, 2000 they could return to review their progress on the punch list.

Bernay Way

Mr. Sarno stated that on Form G- item 9 the Board has to decide how many years for a completion date. He stated that they could have at 5 years.

Mr. Moultrie stated he would like to see 3 years.

Mr. Moultrie made a motion to have time frame of completion at 3 years. Second by Mr. Evangelista. All in favor 3-0. Mr. Johnson abstained.

Red Pine Way/Rowley

Mr. Jim Turcotte and Mr. Ernie Turcotte explained to the Board their plans for Senior Housing in Rowley that abuts Georgetown. Mr. Turcotte explained that the Senior Housing in Rowley would have 50 units and would access off of Birch Tree Way. He stated that they came to answer questions on why they plan to use Georgetown and not Rowley for access. He stated that in Rowley they would have to cross vegetative wetlands and this would cause a major impact on the wetlands. He stated that they do not want to keep Georgetown in the dark on their plans.

Mr. Sarno stated that the board has sent two letters to the Rowley Planning Board about this plan. He stated that he would be against this plan especially with 50 homes. Mr. Sarno stated that they have stopped the roads at Rowley and they did not want to extend to Rowley in these areas.

Mr. Evangelista stated that he is against this he stated that the Board wanted to connect to Rowley at one time and Rowley was against the plan. He asked how would emergency vehicles get to site. He stated that with 50 units there would be a lot of traffic and the Town is in the process of having the access road built to alleviate traffic in this area.

Mr. Moultrie asked about utilities.

Mr. J. Turcotte stated that the utilities would all come from Rowley and that they would maintain and improve the road in Georgetown.

Mr. Moultrie asked about grades of the roads.

Mr. J. Turcotte stated most at 5% grade and steepest grade would be at 11% but they plan to go around this.

Mr. Sarno stated that the residents of this area already have the Mirra's project, the water tower and access road.

Mr. Moultrie stated he agrees with the other Board members that this plan is not in the best interest of Georgetown.

Mr. Ernie Turcotte stated the Plan is in the best interest of Rowley.

Mr. Sarno stated that the Turcotte's and Rowley do not know what is happening in Georgetown and the Board has to let Rowley know how they feel on this plan.

Mr. Moultrie stated that in the past Rowley blocked Longhill from connecting into Rowley because of traffic concerns. He stated that there would be an extreme wear and tear on Georgetown roadways not built for this type of traffic. He stated that Georgetown would not get any tax dollars from this plan. He stated that emergency vehicles would take a lot of time to get to the area and the residents would all be over 55 years of age.

Mr. E. Turcotte stated residents all 55 years and older but most only would live on site for 6 months and then live 6 months down south.

Mr. Moultrie stated that Road C is not a Town street it is a private drive not a public road.

Mr. Sarno asked that the minutes of tonight's meeting be sent to Rowley Planning Board.

Mr. Sarno stated that the plan would be better if the main entrance was in Rowley and second access was in Georgetown.

Mr. Johnson stated that with the new Access road going in this would provide a cut through for residents.

Mr. E. Turcotte stated that they have 275 feet of frontage on Longview.

Mr. Moultrie stated that they could talk to Mr. Tompkins about his property and that this would be a better way for them to access.

124 Tenney Street/Site Plan Approval/Public Hearing

Mr. Sarno opened the Public Hearing on 124 Tenney Street.

Ms. Colwell stated that she had some questions on the Plan.

- Plan should say "known wetlands" not "unknown wetlands". Also "ther" should be there.

Mr. Sarno asked what the existing dwelling would be used for?

Mr. Schauer stated that workers would be staying in the house at night when on duty.

Ms. Colwell stated that this is in the ZBA conditions. She read condition from the ZBA decision.

Mr. Anderson stated that this is a 24-hour towing operation and was discussed at the ZBA Meeting.

Mr. Schauer stated that in the bad weather the lot would be used more often. He stated that cars that are in this lot would be held for a few days. He stated that he does not have space at the Mobil station to hold cars.

Ms. Colwell stated that 20-ft needed for access.

Mr. Schauer stated that they have 16-feet.

Mr. Sarno stated that this could be a waiver.

Mr. Schauer stated that the residents asked him not to put a rock garden out in front.

Mr. Moultrie asked if trucks would be stored at the lot.

Mr. Schauer stated 2 trucks and 10 cars could be at the site under the ZBA decision.

Mr. Moultrie asked if the snow removal would all be on site.

Mr. Schauer stated that all snow removal would be on site.

Ms. Colwell stated that to item #2 they need to add stockade fence and under #4 add 18-foot driveway.

Ms. Colwell stated that the Planning Board has to sign the plans. She stated that they have to sign the Mylar. She asked if the ZBA decision is recorded at the Registry of Deeds.

Mr. Anderson stated that he did not know if it was.

Mr. Evangelista asked if the Board could attach ZBA decision to plan.

Ms. Colwell stated that in the Planning Board decision in item #2 they could add refer to ZBA conditions.

Mr. Evangelista made a motion to approve Site Plan Approval on 124 Tenney Street. Second by Mr. Johnson. All in favor 4-0.

Mr. Schauer to return November 29, 2000 with plans for the Board to sign.

Board Business

Georgetown Savings Bank

Mr. Sarno stated that they have sent Form H to Georgetown Savings Bank for an extension of time. He stated that Mr. Graham just received revised plans today.

Mr. Evangelista made a motion to extend Georgetown Savings Bank until January 19, 2001. Second by Mr. Johnson. All in favor 4-0.

Ms. Colwell stated that the applicant thought that they had 21 days before the meeting to have plans to Mr. Graham. She stated that she told them 21 days for Mr. Graham and then the Board needs time to receive the report before the meeting.

Board stated that they do not want the report on the same night as the meeting.

Board requests Ms. Colwell to move GSB to December 13, 2000 and send a letter to the applicant.

Maureen Lane

Ms. Colwell stated that all is ready to go but would like check to clear before engineer goes out to the site. She stated that Mr. Aulson not sending completed paper work back with the check is holding up the work, not the board. She stated the Engineering firm is doing the work for the same amount quoted 6 months ago.

Board signs contract and will schedule site visit after check clears the bank.

Mr. Evangelista made a motion for the Chairman to sign the GEI contact on Maureen Lane. Second by Mr. Johnson. All in favor 4-0.

Woodland Estates

Ms. Colwell stated that she called Larry Kelley in regards to work on Woodland Estates and has not had a call back from him. She stated she wanted to get estimates on Woodland/pumpkin patch and Cedar Lane. She stated that she also called the Bridges.

Mr. Moultrie stated that Bridges have a large project and would be too busy for these projects.

Ms. Colwell stated that she would call Mr. Pohas and see if he would be interested in putting in a bid.

Mr. Moultrie stated that he would help Ms. Colwell do sealed bids on Cedar Lane and Woodland.

Mr. Sarno stated to Ms. Leal, Town Administrator that the board is trying to have streets finished so that they can be accepted as Town roads.

Belleau Woods

Ms. Colwell stated that the Board voted to only have some items done by Bridges on Belleau Woods.

Mr. Moultrie stated that the Catch basins have to be cleaned and as-builts done. Mr. Moultrie stated the Highway Department is holding funds on the trench. He stated that the tree is done. He stated that the curb does not have to be fixed and that the bounds are in.

Mr. Johnson stated that a bound was removed and they should find out if it has been reset.

Mr. Sarno stated that they could they ask PLDE or Graham Associates to do the as-builts.

Ms. Colwell stated that the Cedar Lane as-builts have to be redone.

Mr. Johnson stated that Mr. Mello did Cedar Lane as-builts and they should not use them.

Ms. Colwell asked about catch basins.

Mr. Moultrie stated that the catch basins are not a problem. Mr. Moultrie stated that he heard lot C on Cedar Lane was taken in tax title.

Abbey Road

Mr. Moultrie stated that the contractor has left and did not finish the sidewalk. He stated that he told the contractor to take out the stumps and he did not finish.

Mr. Sarno stated that they could request the Building Inspector to put a cease and desist order on the site.

Mr. Moultrie stated that they should first give him a call.

Mr. Evangelista stated that they should issue the cease and desist as they have given them plenty of time.

Mr. Moultrie stated that he agrees that they should have finished the work by now.

Mr. Evangelista made a motion to request a cease and desist order on Abbey Road from the Building Inspector. Second by Mr. Moultrie. All in favor 4-0.

Courts and Lanes

Mr. Sarno asked Ms. Colwell to send a copy of the Courts and Lanes to Mr. Ford and Mr. Enos.

Minutes

Mr. Johnson made a motion to accept the minutes of October 25, 2000 as amended. Second by Mr. Moultrie. All in favor 4-0.

Vouchers

Payroll

Kathleen Bradley Colwell-----	\$856.96
Janet Pantano-----	\$224.78

Expenses

Conference Parking/Kathleen Bradley Colwell-----	\$19.00
Essex County News-----Legal Ads-----	\$640.20

Lot 27 Development Corp.-----Longview/Interest on account-----

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

Board Business

201 Central Street

Ms. Colwell stated that Larry Graham stated that the applicant is having trouble with the drainage and may have to bring in fill.

Littles Hill

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Mr. Moultrie talked to Larry Graham and Mr. Manter is asking to use a different material under the roadway. He stated that they would be testing the material.

Mr. Sarno stated that this should come before the board and be voted on before it is used.

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

Meeting adjourned at 9:12PM.

Minutes transcribed by J. Pantano.

Minutes approved as amended November 29, 2000.