

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
August 15, 2001
7:30PM**

Present: Peter Sarno, Chairman; Christopher Hopkins, Vice-Chairman; Glen Johnson; Alex Evangelista
Kathleen Bradley Colwell, Town Planner; Larry Graham, Planning Board Technical Review agent & Inspector
Janet Pantano, Administrative Assistant

Absent: Jack Moultrie, Clerk

Meeting called to order at 7:30 p.m.

Abbey Road

Mr. Sarno stated that the board received an e-mail from Ms. Colwell stating that a lot of work had been done on Abbey Road. He stated that Mr. Thomson is present tonight at the meeting.

Ms. Colwell stated that the sidewalk has been repaved and looks level but that Mr. Moultrie would have to review the sidewalk. She stated that draft Easements have been received and sent to Kopelman & Paige.

Mr. Thomson stated that there is 6 inches of loam in the area that Mr. Moultrie stated there was not. He stated that the area had not been taken care of and that today it was re-seeded and if the grass does not come in satisfactory then he would make the area satisfactory.

He stated that the shoulder area has been mulched and fixed as per resident request.

Mr. Thomson showed a picture to the Board showing an area where the owner would prefer mulch instead of seed. He stated that if would be okay with the board he would mulch the area.

Mr. Johnson stated in 10 years who will mulch this area.

Mr. Thomson gave a copy of a bill showing that the catch basins have been cleaned.

He stated that the fence was moved out of right of way.

Mr. Sarno thanked Mr. Thomson for responding to the Board and stated that the Board will work to have the street accepted.

Board stated that they approve of the mulch in the area requested by the resident as the resident will maintain.

Maureen Lane-Slope

Mr. Yako stated that they surveyed the area and gave two options to the Board. He stated that when talking to Mr. Aulson he stated he preferred option two and Mr. Yako feels that this is the best option also. He explained the option to the Board.

Mr. Sarno asked about utilities and location.

Mr. Yako stated that the electric and cable are under the sidewalk 3 feet deep. He stated that the as builts do show the electric under the sidewalk.

Mr. Sarno asked if Mr. Yako had a timetable to do this. Mr. Sarno stated when work is started he would want Mr. Yako to go out and review the work.

Mr. Yako stated that he should go out at the beginning and when the work is done to be sure all is done per plan.

Mr. Sarno asked if any other lots have been sold on Maureen Lane.

Mr. Aulson stated that he would be building on one other lot.

Mr. Sarno asked if he would want to have the Street accepted.

Mr. Aulson stated he would want the street accepted and will do what he has too to accomplish getting the street accepted. Mr. Aulson stated things moved slowly this summer.

Ms. Colwell asked that they give Mr. Yako a call before work is to be started so he can plan to be on site.

Central Street—Form A

Mr. Sarno stated that a Common Drive is a Special Permit and that you need a super majority (4) for a Special Permit approval.

Mr. Cammett stated that they submitted a Form A tonight and would like to come back before the board with a Common Drive Special Permit for two homes. He stated that Dr. Skeirik plans to sell his home and move into one of the new homes.

Discussion on the common drive permit.

Ms. Colwell stated that under the permit the original home must also be on the common drive.

Mr. Sarno asked what ConsCom issues they would have.

Mr. Cammett stated they would not be filling any wetlands with the common drive. Ms. Colwell stated that there would be increased drainage.

Mr. Sarno stated that Special Permit must be approved before the Form A is approved. He stated that Mr. Graham also would have to review the plan.

Ms. Colwell stated that the check has been deposited for the filing fee on the Form A and can be kept as a credit.

Mr. Cammett stated that the applicant would withdraw the plan and resubmit a Special Permit for a common drive.

Chaplin Hills—building permits

Mr. Horne stated all is going fine on the site and requests to be on the agenda for the beginning of October to discuss Bond on the site. He stated that he would also like to discuss street trees at that time. Mr. Horne stated that he would like two building permits for foundations only no occupancy permits. He stated that Gas is in and they did not do a very good job with the road in some areas.

Mr. Evangelista asked for what lots he was requesting permits for.

Mr. Horne stated Lots 1 and 5.

Mr. Sarno stated that he does not have a problem giving them the two permits.

Mr. Evangelista made a motion to allow building permits for lots 1 and 5 on Chaplin Hills. Second by Mr. Hopkins. All in favor 4-0.

84 R Thurlow Street

Mr. Evangelista made a motion to continue the Public Hearing on 84 R Thurlow Street until September 12, 2001. Second by Mr. Johnson. All in favor 4-0.

Minutes

Mr. Evangelista made a motion to approve the minutes for July 18, 2001 as amended. Second by Mr. Johnson. All in favor 4-0.

Master Plan update

Ms. Colwell stated she had a letter from Mr. Burke with his ideas for the town. She went over the letter. She stated that Mr. Burke has offered to come to a meeting with the Planning Board and the Master Plan Committee. She stated that the Master Plan Committee would like to hire a facilitator to get things moving. She asked if Monday September 17th would be good. She stated that the Master Plan Committee does not have a Chairman and has not been meeting over the summer.

Mr. Evangelista stated that as a group they would like to go forward.

Ms. Colwell stated she would set up the meeting.

Unaccepted Streets

Ms. Colwell stated that she has not had time to get information together on streets. She stated that pumpkin patch area in Woodland Estates is done. She stated that Mr. Moultrie was going to go on site at Cedar Lane with Larry Kelley to see what has to be finished and if he would do the work.

Mr. Sarno asks Professional Land Survey if they are working on Belleau Woods as built.

Mr. Holt of PLS stated that they are working on them.

Mr. Sarno stated that there is a meeting tomorrow with the ZBA and Charlie Brett on building permits for Littles Hill. He stated that the Board has had no request from the ZBA for information.

Board discussed issue on Littles Hill building permits.

Mr. Hopkins stated he is tired of this issue and where the numbers are coming from.

Mr. Johnson stated that he thought at the time the Spears were exempt.

Fuller Court—Preliminary Subdivision-North Street

William Holt and Michael Cuneau of PLS described the plan to the board.

Mr. Holt went over Mr. Graham's report with the Board.

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Mr. Holt showed the Board where the boundary lines are and stated that an old barn was there and the lot line went around the barn. They plan to straighten out the driveway and deed a portion to the abutter the Wilkins.

Mr. Sarno asked Mr. Graham to go over major concerns.

Mr. Graham stated that on page 3 could they put a circular drive instead of a hammerhead. He stated that this would look more to what the planning board is use to seeing.

Mr. Graham stated on Page 4 b1c they are asking for a waiver for the turnaround. He stated that he would recommend the Board grant the waiver but only for 100ft.

Mr. Graham asked about the former lot line

Mr. Holt explained lot line to Mr. Graham.

Mr. Graham stated that they have to put a swale on the plan and discussed drainage. He stated that this is a simple plan and that they could go right to a definitive plan.

Mr. Evangelista made a motion to approve the Preliminary Plan for Fuller Court/North Street with changes as discussed. Second by Mr. Johnson. All in favor 4-0.

Mr. Laut an abutter stated that he had a concern over driveway that would be abutting his property.

Mr. Graham stated that driveways are not a traffic concern and he does not see a drainage problem.

Mr. Laut stated that his concern is traffic with the driveways so close.

Mr. Holt stated that if they can move a utility pole then they can move the driveway over a little. He stated that he would show the driveway on the definitive plan.

Mr. Sarno stated that the Board would probably meet the beginning of October and Mr. Laut would be notified.

Mr. Laut asked about rectangle at end of hammerhead.

Mr. Holt stated that this was a detention basin.

Deer Run—Preliminary Subdivision-49R Warren St

Mr. Sarno stated that a new plan has been submitted to the Board and can be submitted under a standard Subdivision or a Courts and Lanes. He stated that Courts and Lanes is 500 ft of road and a Subdivision standard is 800 ft. He stated that under Courts and Lanes they would need a waiver for the road and under subdivision they would not need a waiver. He stated that tonight Mr. Maglio is asking the board if they would entertain a waiver.

Mr. Michaud asked the length of the road.

Mr. Sarno stated that the road is 794 ft.

Mr. Evangelista stated that under Courts and Lanes this would be a significant waiver. Mr. Johnson and Mr. Hopkins agree.

Mr. Maglio asks if the board would make a change in the bylaw to reflect a change of length of road in the bylaw. He stated when he talked to the Planner she stated it may have been an oversight to have 500 ft.

Mr. Sarno stated that at this time he does not feel the Board has the time to make the change.

Ms. Colwell explained why she felt this length of road could be changed.

Mr. Sarno explained that if the board does not accept waiver what could happen. He stated that if the Maglio's went with a subdivision then Mr. Longo could come in with Form A off the Raymond's property and add an additional 4 lots. If they build under the Court and Lanes then they would not be able to do this.

Mr. Maglio showed the plan to Mr. Michaud the Yavorski's.

Mrs. Maglio stated that if they build a full road then Mr. Longo stated he would put in the 4 lots.

Mr. Evangelista stated that he is concerned with the drainage.

Mr. Maglio stated that they are under Mr. Graham's finger. He stated that they would do whatever Mr. Graham recommends.

Mr. Michaud stated that he does not understand how only 1 lot was going in and now may be 9 he stated that this has gone out of control.

Mr. Hopkins stated that he is conflicted on this issue. He stated that 800 ft for a subdivision road, but it is a large waiver for Courts and Lanes, but 4 additional homes is a issue.

Mr. Sarno stated that there would be one waiver for Courts and Lanes none for Subdivision.

Mr. Evangelista stated do not withdraw but meet with abutters and maybe they can come up with a happy compromise. He stated that it is harder to turn you down if you follow every rule, hard for board to deny.

Mr. Maglio stated that he has worked with the board and has a letter from Mr. Schwartz on the land he sold to him.

Mr. Sarno stated that everybody might not have made up his mind on the covenant issue. He stated that when it is time to vote a member may not agree with the issue of the covenant, but that he can submit a plan.

Mr. Graham stated that the board has the right to grant a waiver for the length of road. He stated that the board should look beyond the rules as they pertain to a property, this lot is long and thin. He stated that he has previously recommended the board approve the waiver.

Mrs. Yavorski asked about this road being used as an emergency access and if they could put 4 homes on the street.

Mr. Sarno stated if the Plan comes in under Courts and Lanes then they can only have 5 homes.

Mrs. Yavorski stated that they have been coming to all meetings and they are concerned over drainage to their property from this site.

Mr. Hopkins stated that tonight they are only talking about the road, but they will take all concerns into consideration. He stated that they would look at the abutter's issues and when they have a site walk they will take these into consideration. He stated that they are aware that this is a sensitive area. He stated that he does have concerns over the Raymond's property adding more homes.

Mr. Hopkins stated that usually waivers are for the benefit of developer, this is a benefit for the town.

Mr. Michaud asked whether Courts and Lanes or a Subdivision, which would impact the abutters more.

Mr. Graham stated that Courts and Lanes is narrower road and with a Subdivision you have a wider street and sidewalks.

Mr. Johnson stated that it is difficult to grant this waiver but after review and report from Mr. Graham it may be better to use Courts and Lanes.

Mr. Evangelista stated he has concerns over the drainage.

Mr. Maglio stated that with Courts and Lanes they would be cutting fewer trees and they would be removing the gravel drive and planting grass. He stated that they would be putting in roof drains and whatever else Mr. Graham has requested.

Mr. Sarno stated that if Mr. Graham or the board wants additional drainage controls the board could request this.

Mr. Graham stated that the drainage review is same as Subdivision for Courts and Lanes. He stated that they could put in what is called a spite strip to keep the Raymond's from adding the 4 lots.

Mr. Sarno stated that the majority of the board tonight would like to see a Courts and Lanes plan.

Mr. Maglio asked to withdraw the Deer Run 3-lot subdivision.

Mr. Graham stated that they should have a full submission if they plan to resubmit a new plan.

Mr. Maglio asked about the filing fee.

Mr. Hopkins made a motion to waive the filing fee on the preliminary plan. Second by Mr. Johnson. All in favor 4-0.

Discussion on when they will return and when they would schedule a site walk.

Mr. Sarno stated that they could return on September 26, 2001 tentatively at 8:00 PM.

Site walk was scheduled for Thursday August 30, 2001 at 4:30PM.

Linda Maglio asked if this would be abutters, Maglio's and the Board.

Mr. Yavorski asked when would the ConsCom get involved.

Mr. Sarno stated the applicant would have to apply to the ConsCom.

Mr. Maglio stated the road, 2 lots, and the drainage would have to go before the ConsCom.

Littles Hill

Mr. Sarno stated the Spears are here tonight to ask for the board's support on their issue with the building inspector. He stated that Mr. Hopkins is going as Chairman at the time of the Hearings and Mr. Evangelista is going as an abutter. He stated that board does not have a decision as a board and the ZBA did not ask for an opinion.

Mr. Hopkins stated the board took 3 years to make their decision on this plan. He will give the history and on his behalf he will give his recollections of the boards decision and how the Board acted on the law and in good faith.

Mr. Sarno stated he did not know why this was not appealed earlier by the Building Inspector. He stated that if they are subject to rate of development bylaw at the time it was ten per subdivision not the five that is now.

Mr. Shep Spear stated that the board put a lot of effort into this issue.

Mr. Hopkins stated that the dollar amount is not correct under the Building Inspectors letter.

Mr. Graham asked about use of Londonderry Road.

Mr. Spear stated that they have worked on this issue.

Mr. Graham stated that they are not to use this road for construction until Phase III.

Mr. Spear stated that the sign to warn trucks not to use the road is in the works and will be up soon.

Ms. Colwell asked Mr. Graham about Lot 2 and about a sign off on 5 Hillside Drive.

Mr. Graham stated he would look into this.

Board Business

Ms. Colwell explained the letter from Mark Carbone, 223 Central Street on 201 Central Street the Coronet Leather site. Letter stated concerns on drainage.

Mr. Graham stated that Mr. Morrow has stated that he could not make any changes without the boards approval. Then Mr. Graham stated that the Board

should contact Mr. Morrow and see if he wants Mr. Graham to go out and look at the area. He stated that Mr. Morrow has been very sensitive on Mr. Graham going on site.

Mr. Sarno stated Mr. Morrow had Mr. Brett call him about Mr. Graham going out to do inspections. Mr. Sarno stated Mr. Graham should go out for inspections, Ms. Colwell should call Mr. Morrow and talk to him about Mr. Graham going out.

Discussion on Abbey Road

Mr. Graham asked if the sidewalk easement plan was discussed.

Ms. Colwell stated that they thought he was working on the plan.

Mr. Graham stated he would call Mr. Thomson about the easement plan.

Planning Board applicants

Ms. Colwell stated that the board received two letters of interest for the planning Board positions. Tim Gerraughty and Dan Kostura are the applicants.

Ms. Colwell stated that she would contact the Selectmen and see when they could come to a meeting to vote on new Planning Board members.

Planning Board Business

Planning Board gave a Certificate of Appreciation to Mr. Johnson for his years of service.

Administrative Assistant Hours

Discussion on increase of hours for Ms. Pantano.

Ms. Colwell stated that she sent a letter to the Personnel Board but has had no response.

Vouchers

Payroll

Technical Review

Executive Session

Mr. Evangelista made a motion to go into executive session. Second by Mr. Johnson.

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Mr. Johnson-yes
Mr. Evangelista-yes
Mr. Sarno—yes
Mr. Hopkins excused himself as he has a conflict of interest.

Mr. Johnson made a motion to adjourn the Executive Session and Meeting.
Second by Mr. Evangelista.

Mr. Johnson-yes
Mr. Evangelista-yes
Mr. Sarno-yes

Meeting adjourned at 11:00PM.

Minutes transcribed by J. Pantano.

Minutes approved September 26, 2001.