

Draft/Minutes
March 10, 2004
Planning Board

**MEETING
GEORGETOWN PLANNING BOARD
Memorial Town Hall
Third Floor Meeting Room
March 10, 2004
7:00PM**

Present: Jack Moultrie, Chairman; Tim Gerraughty; Rob Hoover;
Larry Graham, Planning Board Technical Review Agent & Inspector
Jacki Byerley, Town Planner; Kristen Eaton, Administrative
Assistant

Absent: Chris Hopkins, Vice Chairman; Alex Evangelista

Meeting called to order 7:07PM.

Discussion

Whispering Pines

Jacki Mr longo has made his contribution that was past due.... Due in july. He knows more is due this july. 33,334 deposited 33,333 due

Jack – how do we know that'll be taken care of in a timely manner? Longo will take care of it

Jacki - Up to 12,000 for survey work, he knows. Also he's meeting w/ affordable housing task force this evening. Question – who's doing the improvements.

Jack – the town. Conditions say we have to by 2010.

Jacki – account will be open under longos TIN and highway will have to bill planning.

Jack – the town will want to get that completed sooner rather than later.

Jacki – I just wanna make sure the account is open correctly.

George says there hasn't been a survey of warren st yet but that'll be done in a timely manner.

Larry asks when the survey is done will the town use him for the design for the improvements.

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Yes probably – jack seems natural. Once right of way survey is done...

The topo is mostly flat out there but larry will have to do that.

No one else?

Longo says that he filled out a form K asking for 8 lots to be released. Lot 20 was omitted from App. Can he get lot 20 released?

Jacki – yes, you have to fill out another form K. It does need a vote and the board's signature. DO you have the book and page numbers and stuff? The board will vote now

Motion to release lot 20 of whispering pines, once form K is properly executed.

Tim 2nd rob

No discussion

3-0 in favor.

The board signs the release.

Can we do something about the utility trench on warren st? jack. For ISH.

Just take a look... it's sunk.

Okay... the doorknob is broken.

Shopping center

George is here for the shopping center. We have a landscape plan.

Jack – concern about landscaping... where's the snow gonna go without damaging this stuff.

George says that once there's a significant amount of snow most of the snow will not go in the islands...

But, where you gonna pile that snow. In parking spaces? Jack

Lappin? We realize that and that we'll probably have to truck snow away. We know we'd have to replace any plants that are destroyed. We understand all those situations and we'll have to address that more thoroughly in the future.

George... there wouldn't be de-icers in the snow that we put near wetlands.

Jack dep frowns on putting snow in wetlands.... He's concerned abot piling snow in the parking too. The catch basin that is so low on the south side of the building... is that in a hole?

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Larry, I made sure that that was low enough for drainage, but it's not too low.

Jack larry says if it is raised anymore it won't take the drainage off of rossios lot. Rossio is here.

Rossio says it's dangerous over there people have fallen and when they fall they'll fall onto his property and might sue.

Larry it doesn't vary much from the proposed plan and if it is raised there will be a drainage issue in the corner.

Jack – it's been low like that all along has there been any falls?

Rossio – no it was lower. I'm concerned about people stepping down off the sidewalk.

Larry, it is steeper than usual.

Jack your land is how close to this drain?

Everyone looks at plans to figure it out.

Larry says by scale – 5ft off the property line.

Jack – have you seen that sort of situation before with something being that low and creating a falling hazzard?

Larry, if someone is gonna park there you're gonna be noticably nose high

Rob – could the grade be more that 5%

There is no ramp there. There's a step and it's not an obvious right of way.

Jack – is a car gonna hit that

Larry no. But if you raise that there's gonna be water collection which will create ice patches.

Jack needs to go look at it.

Jack – they're saying it has to be that way

Rossio, I just don't want to be liable for that.

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Jack – why is this being brought up now? Jack gets really mad. You've been making accusations and complaining enough.

Jack – what about the crab apple trees? Weren't we gonna do a bigger calliper.

Landscape arch says 3.5 to 4 in calliperws are a pretty good size. They're average.

Jack – I don't see heights on these crab apple trees

Guy – grow to 15-18 feet

Rob – it's a good species choice,

Tim? Let's rob go.

Rob – snow storage – what he would suggest is put a note on the plan about replacing when needs to be replaced... but give a time period. Should match size and species of original approved plants.

On the plant list with 14 honey locus – we had talked about 17 trees, and we're three short of what we had discussed... now I see where two honey locus could go so we'd have 16. One in each of the two big islands.

I too thought we were talking about 2in calliper crab apples?

Why were the trees removed in front of the septic.

Guy – BOH said no cause of roots

Rob – any discussion of root barriers

BOH didn't seem to have faith in those so guy didn't push. So we put in shrubs.

Rob thinks those trees are important. How far would they be from the system?
10 feet

Rob doesn't know how you go abot dealing with the BOH on that... if they said no?

Jack – if the BOH says no we aren't gonna step on their toes.

Jacki was there at the time.

There's two trees there now? Jack

Those are coming out. Same issue.

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Rob this is a classic example of trees coming in after the fact and not being really integrated as part of the plan. Can the PB at least talk to the BOH....

Jack – well we can ask Jacki to but that doesn't mean they would do anything about it.

Rob does want to talk to the Boh cause they are very imp and those were two good maples there, hate to see them go.

Jacki said she had gone to BOH and they said no trees

Jack – they weren't very giving then?

Chris the guy – said BOH said no and you can do shrubs... we explained ornamental trees and such, but they said no.

Rob is gonna call the agent – Deb Rogers.

Jacki – so basically what you're saying is that we aren't going to approve tonight and they're goona have to go again.

Rob- I have more questions. I don't know if I'll approve anyway.... So just hold on. What about those honey locus?

Lappin- we're concerned with views.

Rob – I'm not so worried but I repsect that. I'm concerned about a process... blah blah blah again again... the conference call and stuff and there's fewer trees and I think it's reasonable for me to ask for those two trees

Lappin – I want people to be able to see the shopping center from the street.

Rob – I think more trees will actually create a better place for you.

Lappin – retailers are going to be concerned about view.

Rob 0 yeah but remember those trees have a little calliper, you'd barely see anything... fine leaves... woo... we ain't talking about huge trees

Chris says he remembers having double trees, but taking them out and going for bigger callipers. Have we removed more plants?

Rob – nope, the plans I have here show 17 trees with one in each island.

Okay 19 to 17 to now with 14 man trees are tough to deal with,

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Jack – so what are we gonna do with that issue?

Jacki – board has to determine if 14 is enough

Rob strongly recommends that we go for 16.

Spacing is about 15 ft at the closest says larry. He understands both sides here. He thinks that if the spacing is okay than one more in the larger island is not going to do anything negative in the view lines for him.... The one in the other island would create a wall that does block to some degree.

Rob disagrees... the crown won't block...

Lappin we're all gonna be here a long time... that thing'll grow.

Rob – this'll be the last I say about it. There's no way the tree placement will block the view of the building.

Chris sees both sides and it makes sense.

Lappin – there's a lot of shrubs going in too... we aren't trying to avoid landscaping. I think we've done a lot in a relatively small area. There is a trade off. I just don't want to hear from a retailer that they can't stand the views in the

Rob – if we put the tree in or not, I want one of you to come back and say you can't see the project.

Tim thinks the crab apple trees would have been nice on the side there... maybe rob can persuade the BOH. We had one in our yard and it needed maintenance

Chris – this is more of a flowering than a fruiting tree.

Rob has some more of course

On the interior island and the new side walk and revised curbing, there's some chunks of landscaping in there... it just looks like a sliver how you gonna keep that. That's a maintenance issue
It's up to you how to handle it.

Pave to the curb.

Rob – how is the zigzag handicap route show in the winter?

George – habit?

Rob – is that a good design response?

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George – well, it's an honest one. We could do cones, but those might be a hazard.

Rob thinks something would help.
There's a telephone pad and an electric pad. How will those relate to the planting plan cause I don't see them on this plan.

Okay... it's not in the planting bed.

Rob – callipers on crab apples... 2 in is right. He leaves the other stuff up to the board.

Jack – it's obvious if we don't all agree.

Rob – then lets say 15 honey locuses and not put one were larry had issues and say a minimum calliper of 2 in. He has confidence in Chris.

Jack – everybody is happy.

Tim – the BOH discussion? Will we be adding trees? 2?

Rob –BOH probably won't accept but it's worth a shot.

Lappin – about the note... 2 weeks might not be enough time and I think it should be seasonal.

Rob – right okay.

Larry what's with the split rail fence

Chris – that's so people aren't cutting across.

Okay, well, lappin and chris don't want a break in the fence.

Larry was just concerned with pedestrian movement.

George – about the bank here's a sketch of the drivethru improvements.... It affects the island by about a foot.

Jack you won't be able to plow it.

There is a divider there for the tube and window. The road way has been approved for two lanes.

This is 2- 9.5ft ways?

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Rob how is this different from that wit a 3ft island.
He just wanted to hear that the current site plan wouldn't be affected.

George – 6 inches at best.

Problems cause of the bank – the bank owns the building lappin owns the property?

Rob was just curious.

The grade would be changing and so this has to be incorporated into the overall plan. marty checked it out and it does seem to fit in.

Jack you aren't gonna rip that up with everythign else going on right?

George – it would be done the same was when Banknorth took over... after hours and such.

Phasing it one lane at a time says the lady.

Jacki – is that possible with the grading change?

Yes says george. That's why the drive thru window has to be moved.

Jacki – but id doesn't affect the tube?

No the outside lane grading would be finalize before starting the window lane and tube would be operational.

1 ft difference.

Larry – why not close the drivethru for a week.

Jack – the bank has to know that if that is a problem that the board will require that.

Bank's intent to do as much as possible when bank is closed (after 3pm)

Jacki – you'll need a construction schedule.

George the hard part is getting the footing in... the rest is grading and paving which isn't very invasive,

Have they hired a GC? Jack

Site work will be done by wolfe?

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Larry I wouldn't worry too much. It's not the first to do this.

Doug george did seem to have his ducks in a row.

No one else.

Adding an awning. The traffic flow isn't changing. Jacki says it doesn't constitute a new site plan but does need to go on a new something.

Jack – okay so what's up

Rob – motion to accept the revised landscape plan contingent upon 1) 14 will be 15 honey locus, 2) 1.5 calliper crab apple will be 2 in calliper, 3) note per section 165-83 of SPA item R maintenacnce will be added to plan along with Plant material shall be replaced within on growing season of notification by Bi or Pb, replacement planting material shall match size and species of originally approved plan, and 4) two new crab apple trees shall be added in front of the new building if approved by BOH. And 5) the revised landscape island abutting rossios property (by the light pole.

Tim second.

No discussion.

Vote 3-0 in favor

We're waiting for a new plan. Larry and Jacki will meet with them about a new plan.

Rob says he think the project is a huge improvement.

Minutes

Tim says they looked fine.

Skip it so jack can look at them.

Executive session minutes.

No issues.

Tim motion to approve 2/25 as written

2nd rob

no discussion.

3-0 in favor

Board business

Little's hill we have 44,400 in affordable housing says jacki

Kathy sachs has contacted jacki about the money about can they use it?

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Not knowing how the account was open, we have to authorize how it gets distributed.

Jack – I think we should make sure we're doing this legally since we've never done this. BOS will have to be involved in the voucher aspect. The intent of the money was to be used for affordable housing offsite.

Period. Not for historic or whatever.

100,000 will be final total.

Tim would like to see it go hard and fast to affordable housing to physical things, not for studies or anything like that. I don't wanna see paper. I wanna see walls.

Sale vs. rent the building for affordable housing task force. Jacki

Jack – what ever proposal they bring we can approve or disapprove.

Rob – is there an amount of time that this would stay affordable housing.

Jacki seems to be 40 years in the deed riders.

Tim – there's something to be said about renting cause you can't kick out the people when they buy.. if they still need affordable housing. 4 Molloy Road was affordable and needs to stay affordable housing if sold.

Renting and getting into georgetown. Tim would like to see a mix between renting and buying.

Little's hill \$10,000 for something

He has under 10 occupancy permits? We need to keep an eye on the occupancy permits cause he has a lot of conditions attached to this.

FEES

Jack likes the collection of receipts

We're basically self-sustaining at this point. Jacki thinks by june we should have about \$40000 and that's what we would need to self sustain about?

Jacki talks about the map of industrial land and such.

Feasibility study for mixed use downtown and sewer something.

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Where would you put a treatment plan? by the water supply and that takes a lot of education. Cant' tie into groveland cause we're in two different watersheds.

Can master plan address rezoning?? Rob

Jacki – problem is there's just so many homes in the industrial.

Tim – a lot of businesses refuse to come to georgetown cause georgetown has given businesses trouble. Old timers say, go to groveland.

You need parking and sewer downtown.

Jack there is none unless you start to buy buildings and rip them down.

Tim we could have one on Moulton street
But the town screwed that up.

Jacki needs lot numbers for moulton street/brownsfield and punch list of sawmill.

If the kid can't come up with the deeds we're gonna need an eminent domain taking that Jack has a form for.

Eminent domain does not have to go to town meeting but street acceptance needs to go to town meeting.

Jack – we're getting really far behind on street acceptance.
He has maps for jacki about the area near 95.

The board was waiving CAD after the plans were all set and stuff. It saves the assessors money cause it goes to MVPC for the assessor's map. Having it electronic is good.

Cuffee Doles – no response for letter. Business was closed but they recently reopened. Two days later.

Demolition delay cause of elm street – tim asked to look into it.

Demolition can only be appointed through BI... Topsfield has something specifically written in their bylaw.

Tim thought that anyone could appeal to the BI for a 30 day delay so they can look into historic stuff.

Jack says that didn't pass... he has a copy. He'll bring it over tomorrow.

Still looking into urban sprawl.

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View shed – mansionization

Air rights.

Website – status list.

Jacki Chris Huntress about using shopping center landscape plan on website

We don't have a punch list on chaplin hills.

Mirra was “denied” by ZBA

Language on national pollutant, we are required to put on our drawings

Approved projects contingent upon all requirements of the latest us EpA national pollutant discharge elimination system (NPDES) permitting regulations
Add this note to approved Plans

Add to plans

Tim motion for vouchers
Rob seconds
No discussion
3-0 in favor.

They sign.

Chris is not running.

Correspondence-
Tim asked jacki if she was going to the brownsfield breakfast.
No.

Jack says look into terms and such. 5 year terms for everyone?

North st was approved by conscom. Scott cohen wants to come in and discuss some things and an ANR plan might be coming in.

Motion to adjourn tim
2nd rob
no discussion
3-0 vote in favor.

Adjourned 9:32 pm.