



Town of Georgetown Planning Board – Meeting Minutes

- 1 DATE: March 25, 2015
- 2 LOCATION: Memorial Town Hall, Basement Conference Room, 1 Library Street, Georgetown, MA
- 3 Members & Staff present: Rob Hoover, Harry LaCortiglia, Tillie Evangelista, Bob Watts - Town Planner,
4 Howard Snyder, Administrative Assistant, Mary-Ellen Feener
- 5 Members arrived after Meeting Opened: Tim Howard arrived at 7:17 PM
- 6 The Meeting was Called to Order at 7:01 PM by Chair, Rob Hoover

7 **MEETING MINUTES**

- 8 The Meeting Minutes of March 11, 2015 were reviewed by the Planning Board. H. LaCortiglia made a
9 motion to approve as amended. B. Watts seconded the motion. Motion approved: 4-0 by a Majority of the
10 Board Members present.
- 11 The Meeting Minutes of February 25, 2015 were reviewed by the Planning Board. B. Watts made a motion
12 to approve as amended. T. Evangelista seconded the motion. Motion approved: 3-0 by a Majority of the
13 Board Members present. H. LaCortiglia abstained from voting due to the fact he did not attend the
14 meeting.

15 **LIST OF DOCUMENTS & OTHER EXHIBITS USED AT THE MEETING**

16 Correspondence

- 17 Town of Boxford: Zoning Board of Appeals – 16 Woodhill Lane – Special Permit for garage spaces.
- 18 Town of Boxford: Zoning Board of Appeals – 30 Ashland Road – Special Permit for garage spaces.
- 19 Town of Newbury: Board of Selectmen –Special Permit for Solar Photovoltaic Installation.

20 Vouchers

21 BSC Group: Little’s Hill

- 22 H. LaCortiglia made a motion to approve the voucher for BSC Group for Little’s Hill, M Account
23 26460 in the amount of \$1,792.00. B. Watts seconded the motion. Motion approved: 4-0 by a
24 Majority of the Board Members present.

25 BSC Group: Turning Leaf

- 26 H. LaCortiglia made a motion to approve the voucher for BSC Group for Turning Leaf, M Account
27 26502 in the amount of \$1,584.00. B. Watts seconded the motion. Motion approved: 4-0 by a
28 Majority of the Board Members present.

- 29 *Documents and Other Exhibits used at meeting will be available for review at the Planning Board Office,*
30 *2nd Floor, 1 Library Street, Georgetown MA.*

31 **MEETING MOTIONS/PUBLIC HEARINGS/ACTIONS & SUMMARY OF DISCUSSIONS**

32 Continuation of a Public Hearing - 70 West Main Street: Site Plan Approval

33 H. LaCortiglia made a motion for a continuance of the Public Hearing for 70 West Main Street Site
34 Approval continued from February 4, 2015. T. Evangelista seconded the motion. Motion approved: 4-0 by
35 a Majority of the Board Members present.

36 H. LaCortiglia made a motion to approve the Form H - Request by Applicant for Extension of Time
37 submitted by the applicant to the Planning Board office. The extension requested to be until June 30,
38 2015. B. Watts seconded the motion. Motion approved: 4-0 by a Majority of the Board Members present.

39 H. LaCortiglia made a motion to continue the Public Hearing to April 22, 2015. B. Watts seconded the
40 motion. Motion approved: 4-0 by a Majority of the Board Members present.

41 Article 33 Intensity of Use Schedule Bylaw Amendment

42 H. LaCortiglia made a motion to authorize the Town Planner to schedule the Public Hearing for a proposed
43 Article 33 Intensity of Use Schedule Bylaw Amendment submitted by the Town of Georgetown Selectmen.
44 The Public Hearing to be held on April 14, 2015 at the Georgetown Town Hall. T. Howard seconded the
45 motion. Motion approved: 4-0-1 by a Majority of the Board Members present. T. Evangelista abstained;
46 she stated, "I don't agree with the process. I don't understand why the Selectmen are bringing this
47 forward."

48 First Public Hearing - 269 Central Street: Site Plan Approval – Nunan's Florist and Greenhouse, Inc's

49 The Public Hearing was opened at 7:28 PM by Chair, R. Hoover.

50 Town Planner, H. Snyder, read the Public Hearing Notice for the record.

51 The application was date stamped by the Town Clerk on February 12, 2015 and all Georgetown
52 Departments were given copies of the plan, the application and asked for comments.

53 The applicants are proposing a development which entails the construction of a café, a miniature golf
54 facility, and the associated site improvements.

55 Steve Flynn Jr. and Steve Flynn Sr., the applicants, were present.

56 Attorney Francis A. DiLuna of Murtha Cullina presented to the Board a brief introduction to the proposed
57 project and the people involved.

58 Scott P. Cameron of the Morin-Cameron Group, Inc. presented an overview of the proposed project and
59 an explanation of every aspect of what would be done.

60 Arthur Mazzotta, 18 Nelson Street, asked specific questions about what was going to be done to the
61 property. Scott Cameron and Steve Flynn Sr. answered his questions. There were no other questions or
62 comments from the public.

63 The Planning Board Members made suggestions for the applicants as to what they would request during
64 the process of reviewing the Site Plan.

65 H. LaCortiglia: I would like to make a motion to establish an M-Account in the amount of \$4,000. T.
66 Howard seconded the motion. Motion approved: 5-0 by a Majority of the Board Members present.

67 H. LaCortiglia made a motion to continue the Public Hearing to May 15, 2015. B Watts Seconded the
68 motion. Motion approved: 5-0 by a Majority of the Board Members present.

69 **ADJOURNED**

70 A motion to adjourn was made by T. Howard and seconded by H. LaCortiglia. Motion approved: 5-0 -
71 Unanimous.

72 The Chair declared the Meeting was adjourned at 8:30 PM.

73 The next Meeting of the Planning Board will be held on April 8, 2015 at the Georgetown Memorial Town
74 Hall, 2nd Floor Conference Rm, 1 Library Street, Georgetown, MA.