



1 Committee: Planning Board

2 Date: June 10, 2015

3 Time: 7:00pm.

4 Location: Georgetown Town Hall, 3rd floor conference room

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6 Members and Staff present: Rob Hoover, Tillie Evangelista, Bob Watts, Matt Martin, Howard Snyder,
7 Andrea Thibault.

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9 Members absent: Harry LaCortiglia.

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11 Minutes taken by A. Thibault.

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13 The Meeting was called to order at 7:02pm by R. Hoover.

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15 **Approval of Minutes:**

16 Minutes from May 13, 2015 were discussed.

17 T. Evangelista: Motion to approve minutes with amendments.

18 B. Watts: Second.

19 Motion carries 3-0-1 abstained.

20

21 **Correspondence:**

22 H. Snyder: You received in the packet the technical review from Larry Graham Associates for the Nunans
23 site plan. I included in the packet an email from an abutter expressing concerns regarding construction
24 operations of Turning Leaf. I provided a response from Artesan Building Corp, the developers of Turning
25 Leaf. Also provided is a report from BSC Group. They are current through May. I asked they make
26 particular note of the abutter's concerns since they are relevant to the subdivision as a whole. That
27 response is included.

28

29 R. Hoover: Is it possible for there to be a summary of the site agent report?

30

31 H. Snyder: I can ask Dave Varga to include a summary report.

32

33 **Vouchers:**

34 B. Watts: Motion to approve payment of \$552.40 with discussion.

35 M. Martin: Second.

36 Motion carries 4-0. Unanimous.

37

38 **Public Hearing – 269 Central Street, Nunan's Site Plan:**

39 B. Watts: Motion to open the public hearing.

40 M. Martin: Second.

41 Motion carries 4-0. Unanimous.

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43 H. Snyder: They requested the hearing be continued for 4 weeks, or to the 2nd Planning Board meeting in
44 July. They are in the process of getting input from peer review and highway, and want to get those
45 incorporated. They have submitted a Form H. So there needs to be vote to extend the time for 90 days,
46 until September 30th. And then you can set the date for the public hearing.

47 B. Watts: Motion to accept Form H and extend the review period for 90 days to September 30th.
48 T. Evangelista: Second.
49 Motion carries 4-0. 1 absent.

50
51 The continued date will be July 8, 2015.

52
53 **New Business:**

54 **1. Turning Leaf:**

55 H. Snyder: I am handing out information for Board to review prior to the next meeting in June.
56 Included is an email from the developer of Turning Leaf's legal counsel. They finished the base coat on the
57 subdivision road but we have not received the letter from Dave Varga. So the Board is not ready to act on
58 any lot releases. Also included are the recorded Form G, Form J, and a copy of the recorded plan.

59
60 T. Evangelista: According to the decision, we also added Parcel F, but it isn't registered.

61
62 H. Snyder: The Selectmen have Parcel F now.

63
64 H. Snyder: The Affordable Housing task force is bringing up the matter of the affordable housing unit that
65 Turning Leaf is proposing. The Trust will be discussing that next Wednesday, and I will report back to the
66 Planning Board on that.

67
68 **2. Parks and Rec:**

69 H. Snyder: Back in early April, Rob made a request Parks and Rec meet with the Planning Board to discuss
70 their long range plans. We rescheduled to today's date. They are still not ready to present the Greenway
71 or their long range plans.

72
73 **Planning Office:**

74 H. Snyder: I have done a local technical assistance request to Merrimack Valley, to update the Zoning
75 Map. I provided to the Board in electronic and hardcopy format, the three exhibits presented from the
76 Bailey Lane OSRD applicant.

77
78 **Member or Public Report:**

79 T. Evangelista: When will the tree be planted at The Spot?

80
81 H. Snyder: We are schedule to go tomorrow with Peter Durkee to outline where it's going to go.

82
83 T. Evangelista: Are we going to respond to the correspondence? I think the resident deserves answer.

84
85 H. Snyder: Her answers were provided in Dave Varga's letter, also in the packet. But not all of her
86 concerns are relevant to the Planning Board, or the responsibility of the site engineer. Tomorrow, I will
87 forward to her Dave Varga's 12-page letter. He addressed issues that were in his purview. For the issues
88 related to the developer, I forwarded them to Jackie McCurio of Artisan Development. Her response is
89 also included in the packet.

90
91 R. Hoover: We could have the Town Planner issue a memo to the resident.

92

93 M. Martin: On those issues that are under our purview, here is Dave Varga's report (site engineer). On
94 the following issues not in our purview, this is the process you should take. We want to point you in the
95 right direction.

96
97 R. Hoover: That would be a great wrap-up for that.
98

99 **List of Documents and Other Exhibits used at Meeting:**

100 *Documents and Other Exhibits used at meeting will be available for review at the Georgetown*
101 *Planning Office.*

102
103 Motion to adjourn was made by B. Watts.

104 M. Martin: Second.

105 Motion carries 4-0. Unanimous.

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107 The meeting was adjourned at 8:00pm.

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109 Next Meeting:

110 Date: June 24, 2015.

111 Time: 7pm.

112 Place: Georgetown Town Hall, 3rd floor conference room.