



Town of Georgetown

MINUTES

1

2 Committee: Planning Board

3 Date: September 9, 2015

4 Time: 7:00pm

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

6

7 Members present: Rob Hoover, Tillie Evangelista, Matthew Martin, Harry LaCortiglia, Robert Watts.

8 Staff present: Town Planner Howard Snyder, Administrative Assistant Andrea Thibault.

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10 Minutes taken by A. Thibault.

11

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

13

14 **Approval of Minutes:**

15 Minutes from the August 26, 2015 meeting were reviewed and approved with corrections.

16

17 T. Evangelista: Motion to approve minutes of August 26, 2015.

18 H. LaCortiglia: Second.

19 Motion carries 4-0; 1 abstain.

20

21 **Correspondence:**

22 H. Snyder: Four items were included in your packet. Two Field Reports from Gale Associates and an email
23 from Park and Recreation regarding the East Main Street Project. Park and Recreation will be here at
24 8:30pm and we can carry those items to that time. Item #4. Town of Byfield has written a letter
25 requesting that we incorporate their Zone 2 well head protection area on our map. We have done that for
26 Zone 1, so it should not be a problem.

27

28 *{Planning Board discussion regarding modification of Zoning Map, perhaps minor changes in our*
29 *bylaw to accommodate Byfield request, suggestion to look into consolidating our various bylaws*
30 *regarding groundwater protection under an umbrella of an aquifer protection district, possibility of*
31 *including Boxford's Zone 2 as well.}*

32

33 H. LaCortiglia: Motion for the Town Planner to create a draft groundwater protection district map
34 showing Byfield Zone 2, as well as any other communities with in our borders for Zone 2.

35 B. Watts: Second.

36 Motion carries 5-0. Unanimous

37

38 B. Watts: I was wondering in this context about our recharge area and the boundary with Groveland. Do
39 we have that arrangement with Groveland as well, in terms of their zoning?

40

41 H. Snyder: I can make it part of this exercise to make sure the other towns have ours also.

42

43 R. Hoover: Does the Board agree to send a memo to our fellow neighbors regarding this?

44

45 All: Yes.

46

47 **Vouchers:**

48 Landlaw: Annual assessment for online access.

49 B. Watts: Motion to approve \$215.00 voucher to Landlaw.

50 H. LaCortiglia: Second.

51 Motion carries 5-0; Unanimous.

52

53 **Public Hearing- Site Plan Approval Nunan's 269 Central Street.**

54 H. LaCortiglia: Motion to re-open the Public Hearing Site Plan Approval Nunan's 269 Central St.

55 B. Watts: Second.

56 Motion carries 5-0; Unanimous.

57

58 Scott Cameron-Project Civil Engineer for Nunan's.

59 Steven Flynn – Owner of Nunan's.

60 Frank Di Luna – Attorney for Nunan's.

61 Gerry McDonald – Representative of Larry Graham Review Agent.

62

63 H. Snyder distributed email from the Georgetown Conservation Commission regarding their status on
64 Nunan's Site Plan Approval from the Conservation Commission perspective.

65

66 H. LaCortiglia read this email for the record.

67

68 *{Planning Board discussed drainage, rain garden, rain garden species planting plan, waterfall, storm*
69 *water, lighting, photo metrics plan, parking lot lights, mini golf lights, glare on the road, sidewalks,*
70 *handicap parking and access, parallel parking spots, plantings in public areas and along the road, trees,*
71 *erosion control, signage, replacement of storm water pipe coming from the wetlands to the greenhouse,*
72 *zoning board of appeals decisions, recommendations and comments from Larry Graham reports, screening*
73 *for restaurant dumpster of a 6-foot wood stocking fence, erosion control mix, timber to granite for the*
74 *steps, getting an "as built" for the easement, difficulty the Planning Board is facing with prior submittals of*
75 *portions of the final plans from the project engineer.}*

76

77 H. LaCortiglia: Motion to approve Nunan's Site Plan Approval contingent upon previously
78 submitted planting plans being incorporated into the final set of plans.

79 T. Evangelista: Second.

80 Motion carries 5-0; Unanimous.

81

82 H. LaCortiglia: Motion to continue Nunan's Site Plan Approval Public Hearing to October 14, 2015
83 at 7:05pm.

84 B. Watts: Second.

85 Motion carries 5-0; Unanimous.

86

87 **Public Hearing- OSRD Bailey Lane continuation.**

88 H. LaCortiglia: Motion to open the public hearing continuation of Bailey Lane OSRD.

89 M. Martin: Second.

90 Motion carries 5-0; Unanimous.

91

92 H. Snyder: Planning Board received an email from Simes Associates requesting that we extend the Public
93 Hearing to the last meeting in September.

94

95 H. LaCortiglia: Motion to continue the Bailey Lane OSRD to September 23rd, 2015 at 7:15pm.
96 M. Martin: Second.
97 Motion carries 5-0; Unanimous.

98
99 **Old Business:**
100 Little's Hill: Planning Board comments on draft report issued by Planning Office.
101
102 M. Martin: Motion that the Town Planner provides this letter to the developer asking them to comply with
103 these issues.
104 B. Watts: Second.
105 Motion carries 5-0; Unanimous.

106
107 **Planning Office:**
108 1. M-Account: Release of funds from #26485 Frank Gatchell and #26493 Harmony Lane. – need
109 signature sheets.
110 2. Mullin's Form for Nunan's Site Plan Approval.

111
112 **Member or Public Report:**
113 J. DiMento: Georgetown Park and Recreation.
114
115 *{Planning Board discussed report from Studio 2112, Landscape Architecture Co. This firm was hired as a*
116 *consultant to provide recommendations on the retainer wall at the new park entrance on East Main Street.*
117 *The report presented various options discussed by the Planning Board with J. DiMento.}*
118
119 Agreement by the Planning Board and with J. DiMento that Option #2 is the best option.

120
121 H. LaCortiglia: Motion to approve a design block wall with a sloped granite curb, a 1-foot planting
122 zone, and a choice of a block wall or a versa wall; and to determine this along with the gate
123 relocation as minor insignificant modifications to the approved plan.
124 M. Martin: Second.
125 Motion carries 5-0; Unanimous.

126
127 **List of Documents and Other Exhibits used at Meeting:**
128
129 *Documents and Other Exhibits used at meeting will be available for review at the Georgetown*
130 *Planning Office.*

131
132 Motion to adjourn was made by M. Martin.
133 B. Watts: Second.
134 Motion carries 5-0; Unanimous.

135
136 The meeting was adjourned at 9:05pm.

137
138 Next Meeting:
139 Date: September 23, October 14, October 28, November 11, 2015.
140 Time: 7pm.
141 Place: Georgetown Town Hall, 3rd floor conference room.

