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2 Committee: Planning Board  
3 Date: October 14, 2015  
4 Time: 7:00pm.  
5 Location: Georgetown Town Hall, 3rd floor conference room  
6  
7 Members present: Rob Hoover, Tillie Evangelista, Harry LaCortiglia, Robert Watts, Matthew  
8 Martin.  
9 Staff present: Town Planner Howard Snyder.

10  
11 Minutes transcribed by A. Thibault from the video recorded meeting.

12  
13 The Meeting was called to order at 7:00pm by R. Hoover.

14  
15 **Approval of Minutes:**

16 Minutes from the September 23rd, 2015 meeting were reviewed and approved with corrections.

17  
18 H. LaCortiglia: Motion to correct line 88--the vote on authorization for  
19 Town Planner to use Merrimack Valley not to exceed six hours of  
20 assistance. Correction from "no vote" to "Motion carries 5-0; unanimous."

21  
22 H. LaCortiglia: Motion to approve minutes of September 23, 2015.

23 T. Evangelista: Second.

24 Motion carries 4-0; 1 absent.  
25

26 **Correspondence:**

- 27 1. Town of Georgetown: Building Inspection Dept. – Zoning Violation at 1 Industrial Way. Another  
28 violation notice on the concrete crushing operation.  
29 2. Town of Georgetown: Municipal Light Department – Review of Healthy Pharms application.  
30 3. Town of Georgetown: Georgetown Water Department - Review of Healthy Pharms application.  
31 4. Town of Georgetown: Board of Selectman – Invite to Strategic Planning visioning meeting.  
32 5. Economic Development Committee: Healthy Pharms – Letter of support.  
33

34 **Vouchers:**

- 35 1. Town Planner: Reimbursement of Department expense.  
36

37 M. Martin: Motion to approve voucher of \$30.02 for reimbursement to Town planner for  
38 department head meeting.

39 B. Watts: Second.

40 Motion carries: 4-1.  
41  
42

43 **Public Hearing:**

44 1. Nunan’s Special Permit: Draft Decision of Approval – Continued from September 9th.

45

46 H. LaCortiglia: Motion to continue the Public Hearing from September 9<sup>th</sup> for Nunan’s Special  
47 Permit.

48 M. Martin: Second.

49 Motion carries: 5-0; Unanimous.

50

51 *{Planning Board discussion regarding finding of fact and conditions in the draft decision of*  
52 *approval for the site plan approval application. Discussed drainage, adding language to clarify*  
53 *easements prior to issuance of certificate of occupancy, the requirement of as-built plans, site*  
54 *security during construction, confirmation that landscape plans are part of the package for*  
55 *approval, recording of sheets 1-9, adding language to clarify ZBA findings.}*

56

57 H. LaCortiglia: Motion to continue Nunan’s Special Permit to October 28, 2015 at 7:15pm.

58 B. Watts: Second.

59 Motion carries: 5-0; Unanimous.

60

61 **New Business:**

62 1. Informal meeting: Potential OSRD of 66 Parish Road.

63

64 H. Snyder: Applicant has requested the informal meeting be held during the October 28<sup>th</sup> public  
65 meeting of the Planning Board.

66

67 2. Request to Planning Board for Street Acceptance of Maureen Lane.

68

69 *{Planning Board discussion of Maureen Lane subdivision, located off North Street heading out of*  
70 *town. Court case related to subdivision.}*

71

72 B. Watts: Motion to authorize the Town Planner to request from the developer an M-account for  
73 technical review for purposes of reviewing street acceptance.

74 M. Martin: Second.

75 Motion carries: 5-0; Unanimous.

76

77 **Old Business:**

78 1. Turning Leaf: Modification to the Decision of Approval.

79

80 H. Snyder: AHT home inspection paid for by the developer. Tiger Inspection issued report.  
81 Developer agreed to pay for all the issues pointed out in the home inspection. DHCD requires a  
82 modification to the original decision from the Planning Board. The modification to note the approval  
83 of an existing dwelling unit in lieu of a new affordable housing unit.

84

85 *{Discussion regarding the particular language of the statement it will provide to DHCD.}*

86  
87 T. Evangelista: The modification should reference our original motion and vote regarding the 44  
88 Searle Street unit. There was a 3-2 vote on July 22<sup>nd</sup>, 2015.

89  
90 *{Discussion on adding the Planning Board vote of July 22<sup>nd</sup> as the second “whereas” in the*  
91 *modification.}*

92  
93 H. LaCortiglia: Motion to approve this certificate of approval of the modification to the  
94 definitive subdivision plan.

95 B. Watts: Second.  
96 Motion carries; 4-1.

97  
98 **Planning Office:**

99 1. OSRD Concept Plan: Bailey Lane – Public Hearing of September 9<sup>th</sup>.

100  
101 H. Snyder: During the September 23<sup>rd</sup> Planning Board meeting, the public hearing was continued  
102 to October 21<sup>st</sup>. The correct date is October 28<sup>th</sup>.

103  
104 2. Letter to Board of Selectman regarding Groundwater zoning amendment.

105  
106 *{Planning Board discussion of groundwater zoning amendment, letter to the Board of Selectman and*  
107 *the state Attorney General Office review.}*

108  
109 3. Distribution of Healthy Pharms Special Permit application.

110  
111 **Member or Public Report:**

112 1. Any other concern of a Planning Board Member and/or member of the Public.

113  
114 *{Planning Board discussion of enforceability of noise ordinances at 274 East Main Street and*  
115 *Industrial Way. Board of Selectman may request the Planning Board take up the matter of a sound*  
116 *bylaw for Annual Town Meeting 2016.}*

117  
118 The Town Planner will follow up on the Main Street tree planting in front of The Spot restaurant.

119  
120  
121 **Next Meetings:**            **10/28/15**            **11/04/15**            **11/18/15**            **12/09/15**            **01/13/16**

122  
123  
124 **List of Documents and Other Exhibits used at Meeting:**

125  
126 *Documents and Other Exhibits used at meeting will be available for review at the Georgetown*  
127 *Planning Office.*

129 M. Martin: Motion to adjourn.  
130 B. Watts: Second.  
131 Motion carries: 5-0; Unanimous.

132

133 The meeting was adjourned at 8:25pm.

134

135 Next Scheduled Meetings:

136 Date: October 28<sup>th</sup>, November 4<sup>th</sup>, November 18<sup>th</sup>, December 9<sup>th</sup>, 2015.

137 Time: 7pm.

138 Place: Georgetown Town Hall, 3<sup>rd</sup> floor conference room.

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