



Town of Georgetown

MINUTES

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3 Committee: Planning Board
4 Date: October 10, 2018
5 Time: 7:00 pm.
6 Location: Georgetown Town Hall, 3rd floor conference room.
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9 Members present: Rob Hoover, Harry LaCortiglia, Bob Watts, Tillie Evangelista, Joanne Laut.
10 Staff present: John Cashell, Town Planner.
11 Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board
12 meetings may be found at www.georgetownma.gov and by choosing the Community TV option.
13 The Meeting was called to order at 7:01 by R. Hoover.
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Minutes:

17 B. Watts: Motion to approve the draft meeting minutes for September 26, 2018 as written, or
18 as amended.
19 J. Laut: Second.
20 Motion carries 3-0; 2 recuse.
21

Public Hearing: 66 Parish Road OSRD.

23 H. LaCortiglia: Motion to open the Public Hearing for 66 Parish Road OSRD.
24 B. Watts: Second.
25 Motion carries 5-0.
26

27 J. Cashell: We are in the process of wrapping up the outstanding items and reviewing revised plans.
28 The main goal this evening is to go over the outstanding issues and discuss any minor modifications
29 that the Planning Board might have.
30

31 Applicant's Engineer: Presents revisions to the plan and discusses Water Dept. issues, potential link to
32 Byfield Water, Electric plan, Fire Dept. review including 911 response from Newbury, landscape and
33 maintenance plan, open space access parking area, conservation buffer zones, invasive species
34 management area, riverfront restoration area, rain gardens, culvert crossing (bridge) and opening up the
35 street removal from initial plan.
36

37 Scott Edwards: 9 Parish Road/Consultant to the Water Dept. Traffic and safety concerns with opening
38 up the road as a cut through from Route 95. Request that the road remain closed. It makes sense to keep
39 the water and electric together from the same town.
40

41 H. LaCortiglia: I noticed the parking area got truncated. I am less than pleased that people will be driving
42 in, and then backing out into the street. I am disappointed there is no connection from the street into the
43 development itself for vehicular emergency access. That access drive is longer than any subdivision
44 roadway that we would permit without a major waiver.

I don't like the idea that the parking area, before the parking area was large enough, wide enough that a vehicle could pull in, do a three point turn, and drive safely out. Now, they don't have that option according to this recent change.

Applicant's Engineer: We had our meeting with Steve. A couple of comments that came out of that, - do not do a roadway coming out. There is a larger footprint of disturbance with the previously designed parking area. And, you can't see it from the street. It is a low traffic road at present. The sight distance is straight, and relatively flat.

H. LaCortiglia: I wanted to know more details about the bridge work. It doesn't sound like you have that on the table anymore. For the electric, as soon as you are in the development, all of the electrical power goes underground, as is required by our subdivision regulations. But, on the parcel of land that is being given to the Town, you are installing overhead. That doesn't seem to make any sense to me. I am personally thinking that if you have your water coming in from Newbury, you should have your electric too. And, just the aesthetics of the telephone poles through the Open Space that is being donated to the Town, are unpleasant.

I did not see any areas designated as snow storage. I think the bridge should be open. It always was open. I am in favor of keeping things connected.

B. Watts: I agree with Harry. And, how will the school buses from Georgetown get into this development? This will be a long bus ride for small children. Emergency services by Newbury Fire and Police would make sense. I am concerned about confusion between National Grid and Georgetown Electric.

T. Evangelista: I would like more detail on that culvert. There needs to be a good, solid culvert down there. Every rain we will have erosion. In the winter, ice will form down there. I can see it being a hazard. Did you tell the Fire Chief that you made these changes to the Plan, and that there would be no culvert? I would like to see his comments in writing, and also the comments from the Water Dept. We approved the concept plan with a culvert. Removing the culvert is significant.

Applicant's Attorney: The Conservation Commission issued an Order of Conditions two years ago for the culvert. It could still be built. We removed it at the request of the residents, at our last meeting.

T. Evangelista: If you remove the culvert, you would need engineering plans. You would have to have more soil testing. It would have to be very detailed for me to consider it. Also, for the parking, I would prefer that you find a different place because it is such a sensitive and critical area.

For the Board of Health, have you gotten that approval from the State?

Applicant's Engineer: That will be the next step, in the construction phase.

R. Hoover: The culvert seems to be a big issue. We want to get in writing specific to the interconnectedness of our road system; we want that addressed by Police and Fire. We need their opinion in writing.

Nancy McCann, Attorney for the Applicant: We would like to continue on with the approved concept plan that has the road connections done.

R. Hoover: There is the issue of water and power coming in together. I would like to see a three year commitment to the landscape maintenance plan. I would like verification from Larry Graham about the parking issue; and to see in writing the opinions of Police and Fire. So, the outstanding issues are:

- Culvert
- Parking area
- Overhead power line (Con Comm)
- Town Counsel to review Condo documents

B. Watts: Would it make sense to communicate the road issue to the Selectmen?

R. Hoover: Yes.

H. LaCortiglia: Motion to continue the Public Hearing for 66 Parish Road OSRD Site Plan to November 7, 2018.

B. Watts: Second.

Motion carries 5-0; unanimous.

Public Hearing: Healthy Pharms, Inc. Recreational Marijuana Special Permit and Site Plan Review.

B. Watts: I move to reopen the Special Permit for Healthy Pharms, Inc recreational marijuana approval.

H. LaCortiglia: Second.

Motion carries 5-0; unanimous.

H. LaCortiglia: Motion to accept the Special Permit and Site Plan Applications, calling for the following marijuana businesses to operate at 401 E. Main Street, Georgetown MA Map 14 Lot 4: (I) Tier 4 Indoor Cultivator Marijuana Establishment, (II) Retail Marijuana Establishment to include medicinal marijuana and adult use marijuana sales, and (III) Manufacturing Marijuana Establishment.

B. Watts: Second.

Motion carries 5-0; unanimous.

J. Cashell: Read the Police Chief memo into the record, and refers to the detailed report submitted by the Police Chief as well the summary reports of police calls dated 2015-2018 to that site.

{Planning Board, Town Planner and applicant discuss traffic concerns}.

H. LaCortiglia: Motion to approve the Healthy Pharms, Inc Special Permit and Site Plan application in accordance with the terms and conditions specified in the attached Certificate of Vote and Special Permit Approval with Conditions, date 10 October 2018.

B. Watts: Second.

Motion carries 5-0; unanimous.

Note: No motion to close.

Planning Office: Bailey Lane OSRD Surety.

J. Cashell: The applicant is requesting the release of Lots 1 and 2. Progress has moved along very smoothly. Bailey Lane has been resurfaced. The applicant submitted estimates to complete the subdivision totally \$67,825.00. The estimated cost to complete must be doubled to ensure the completion of the subdivision.

R. Hoover: Motion to approve the request for release of Lots 1 and 2 contingent upon BSC review and approval of the performance bond of \$135,650.00 representing the surety for this project.

T. Evangelista: So moved.

Motion carries 5-0; unanimous.

B. Watts: I move to establish a surety in the amount of \$135,650.00, which shall ensure the completion of the Bailey Village OSRD residential development in its entirety, and that said sum has been established in accordance with Section 365-27(C) of the Georgetown Rules and Regulations Governing the Subdivision of Land and shall be agreed to by the Town's Consultant Engineer prior to the issuance of building permits.

J. Laut: Second.

Motion carries 5-0; unanimous.

R. Hoover: Motion to authorize John to amend the permit consistent with current practice of Georgetown Highway taking care of Bailey Lane.

H. LaCortiglia: So moved.

Motion carries 5-0; unanimous.

Planning Office: CIP representative from the Planning Board.

H. LaCortiglia: Motion to allow the Town Planner to attend the 3 meetings for CIP, and no more without coming back to the Planning Board.

Note: No motion to adjourn.

The meeting was adjourned at 9:45pm.