



Committee: Planning Board  
Date: June 12, 2019.  
Time: 7:00 pm.  
Location: Georgetown Town Hall, 3rd floor conference room.

Members present: Harry LaCortiglia, Bob Watts, Joanne Laut, Tillie Evangelista, Bruce Fried.  
Staff present: John Cashell, Town Planner.  
Bob Watts arrived 7:05pm.  
Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board meetings may be found at [www.georgetownma.gov](http://www.georgetownma.gov) and by choosing the Community TV option.  
The Meeting was called to order at 7:02 by T. Evangelista.

**Minutes:**

H. LaCortiglia: Motion to approve the draft May 22, 2019 Planning Board meeting minutes as amended.  
J. Laut: Second.  
Motion carries 4-0; 1 absent.

**Vouchers:**

H. LaCortiglia: Motion to approve the four vouchers for H.L. Graham Associates for technical review in the amounts of \$170.00; \$1,925.00; \$1,990.00; and \$2,250.00 as cited in the packets and on this meeting's agenda.  
J. Laut: Second.  
Motion carries 4-0; 1 absent.

H. LaCortiglia: Motion to approve the \$97.26 voucher to Staples for office supplies as cited in the packet.  
J. Laut: Second.  
Motion carries 4-0; 1 absent.

Bob Watts arrived 7:03.

T. Evangelista: I received a letter from Joanne Testaverdi regarding 103A Lakeridge Ave. We will read it into the record at the continuation of that hearing.

**Public Hearing:** 196 West Main Street.

J. Cashell: Reads the Public Hearing Notice into the record. Larry Graham submitted late Thursday the peer review. That was emailed to Board members on Monday, and sent to Mr. Ogden as well.

H. LaCortiglia: Was this application actually complete? I didn't see any drainage calculations.

Project Designer William Holt; David Henry Owner; Jay Ogden Applicant's representative.

W. Holt: I will submit the drainage calculations to Larry Graham. I didn't know that he was going to review it ahead of time.

T. Evangelista: How does the Board feel about accepting this application since the drainage calculations are not complete? I think that we should have a continuation. How about you John?

J. Cashell: I would like to suggest, and I have always been advised by Counsel in situations like this where the Board is questioning the completeness of a submission. If it is substantially complete, the Board would move to accept the application and conduct the initial public hearing, knowing that we have sufficient time for all the t's to be crossed and i's to be dotted, and during any public hearing process additional information can always be brought in until the public hearing is closed. I would recommend that we vote to accept the application and to have the public hearing this evening. This has been properly scheduled and all the abuttors have been properly notified. The lack of information, in my opinion, would be insufficient for not conducting. They know what they need to submit. Prior to the modification of process, we would not know that to be a fact until we ask for Mr. Graham's review.

T. Evangelista: This is a definitive, we are on the clock.

B. Watts: I think we should open the hearing. The abuttors are here tonight.

H. LaCortiglia: Motion to accept both the Special Permit and the Definitive Subdivision applications calling for the construction of a 2-lot Court located at 196 West Main.

B. Watts: Second.

Motion carries 5-0; unanimous.

H. LaCortiglia: Motion to open the current public hearing for both the Special Permit and the Definitive Subdivision applications for the construction of a 2-lot Court located at 196 West Main.

J. Laut: Second.

Motion carries 5-0; unanimous.

*{Planning Board, Applicant's Representatives, Town Planner discuss this property abuts Rock Pond; existing conditions of septic, water and power service; roadway in same location as exiting driveway; T-turnaround; frontage; 100 foot wetlands buffer zone along Rock Pond and designated floodplain; drainage calculations; infiltration trench; grading; potential for increased runoff; substantial amount of work to bring up to speed per technical engineer comments; revised abuttor information; water concerns; traffic; road expansion to 20'; questionable lot size; abandoned old pathway; }*

Ryan Larch, 200 West Main abuttor: Concerns about future construction on this large wooded hill. There will need to be a significant amount of material removed that will affect drainage, erosion control. There are significant concerns in the technical review agents report. These plans are trying to do too much, in too little space. Not enough concern given to the environment or the current residents.

Kerry Lurch, 200 West Main abuttor: The existing home has a long driveway. To add a Court or another street will dramatically affect access in and out of West Main Street. An entire hill will be destroyed. I have been told there is an old water well or cistern on that hill. This home is an

enormous home, in a neighborhood with much smaller homes. This directly affects us in a negative way.

Alicia Raspa, 185 West Main: Where is the access to the road? They are looking to put this house right on our driveway. This proposed large house would be detrimental to the feel of the neighborhood because of its size, and the amount of woodland that will need to be removed.

Richard Abraman, 99 West Main: We have lived here for 35 years. In terms of the size of the lot .85 acres, it seems the house will be huge and imposing on that small size. Runoff, West Main a very busy street with many children in the area. Additional headlights could direct right into my home.

Diane Napoli, 7 Rock Pond: The drainage is a big concern for me, there is a drop off right from that property to mine. I have already had water in my basement. Is this going to be sold as a single-family home? Or a rental? I am concerned about this old travel way on the official town map page. At one time it was a road that went all the way through back up looping to Main Street. Has it been abandoned? Do you intend to use this as access to your property?

J. Ogden: David Henry is the owner of this property. The road will remain private property.

H. LaCortiglia: I believe that per our regulations that we are obligated to look at extending this for future projection. Now you are attaching to it. We have to look at it. Under Ancient Ways, those property owners may have a right to the road.

J. Cashell: Do you have the documentation of the abandonment process? What is in the deeds?

T. Evangelista: Can we have copies of that research? Do you have any easements on this property?

W. Holt: Yes, I researched title search and the deeds. Yes, you can have copies. No, there are no easements.

J. Cashell: We would like to see that documentation. If this easement still exists, you have ancient paths that people have the right to use. The rights go with the land, not with the owner. You have to have clear title to make improvements thereof.

T. Evangelista: A development has to be safe by law. We have to address the access way. Do you have clear title?

J. Cashell: We need that documentation regarding your clear title.

Lou Herald, 1 Rock Pond: Yes, I will research my property for easements as well. I share all these concerns. Also, that hill, are you going to disturb or remove it? Removing that hill, you may have a lot of rocks- Rock Pond – I urge you to really look at the soil under all that rock. It will really affect the drainage calculations.

W. Holt: We are going to do some grading on the hill, yes.

H. LaCortiglia: When you denude the hill, what affect will that have on the road noise? It has acted as an earthen buffer to the traffic and the noise to Main Street. The road can be no more than a 2 percent grade.

J. Cashell: That is a steep existing grade there. You are going to take off 8 feet. Mr. Graham did point out that there is going to be a substantial amount of material coming off that hill.

H. LaCortiglia: You may need an earth removal permit.

J. Cashell: There is a substantial amount of work to modify this plan and then to have Mr. Graham review those revised plans.

B. Watts: I don't see any parking consideration for this new two-bedroom house.

H. LaCortiglia: Are you adding a hydrant? The closest one is 400 feet away.

J. Cashell: What are you planning to do for water? New water line as Larry Graham suggested?

T. Evangelista: Do a new water line, please. The existing line has probably been there since 1937 or 1947.

H. LaCortiglia: Motion to continue the Public Hearing until August 14, 2019.

B. Watts: Second.

Motion carries 5-0; unanimous.

**Public Hearing:** 55-65 Central Street (CVS Plaza).

B. Watts: I move to accept the Special Permit and Site Plan applications calling for amendments to CVS Plaza at 55-65 Central Street.

H. LaCortiglia: Second.

Motion carries 5-0; unanimous.

Brian Falk, attorney for the applicant and Mark Yanowitz, Project Architect.

B. Falk: A mixed use project where the second floor would be converted from offices to seven residential apartments. The first floor will remain retail. We have also filed a NOI with the Conservation Commission for work within the wetland buffer zone. We have revised plans to make this more residential looking.

M. Yanowitz: We are doing an interior conversion only. We have done a number of external site improvements.

*{Planning Board, Applicants Representatives, Town Planner discuss current septic at capacity; BOH approval; 12' retaining walls; versa lock; snow storage; drainage issues; painted traffic arrows; enhancements to residential entrances; elevator in the back entry; low density development; curb cuts; 3 entrances to second floor; loading dock in back; exits and entrances; handicap parking; resident parking; commercial parking; CVS drive thru traffic hazard issues; where do residents safely park?; risk issues with elderly, disabled people, children in the parking lot; CVS back service entrance;*

landscaping; streambed to Central Street; walkways; lighting; fire department easement; security; building management; rental units; affordable provisions; potential crosswalks}

J. Cashell: Vast parking lot on northerly site, with no landscaping. Could you put in a median strip of landscaping to help break up that monstrous wall 12' and 120 feet long. Substantial landscaping in front, would more properly hide these particular walls. We are trying to make sure that we are enhancing the aesthetic appeal to the community. The pedestrian safety issues need to be addressed. The elevator may be the main access point realistically. In regard to the massive field on the top, for the next meeting can you put some attention into what it is going to be used for. Can you provide an easement to the Fire Department?

B. Watts: How do we make this really attractive, safe, and a place where people want to live.

Paul Nelson, Georgetown Affordable Housing Trust: I used Longview's rates for both affordable and market rate as a model. We need to work some numbers; I will meet with the developer. We prefer to have one unit be provided as an affordable unit rather than a payment to the trust.

H. LaCortiglia: Motion to continue the public hearing to August 14, 2019.

B. Watts: Second.

Motion carries 5-0; unanimous.

**Public Hearing:** 4 Carleton Drive.

Pete Blaistone, representative for the applicant: I have a plan that shows additional arborvitae.

H. LaCortiglia: Can we address the draft decision that John provided?

*{Planning Board provides edits to draft decision.}*

H. LaCortiglia: Motion to close the public hearing for 4 Carlton Drive.

J. Laut: Second.

Motion carries 5-0; unanimous.

H. LaCortiglia: Motion to approve the draft decision for Cambridgeport Air Systems, 4 Carleton Drive, Georgetown MA as drafted by John and as amended this evening.

J. Laut: Second.

Motion carries 5-0; unanimous.

**Planning Office:**

1. Turning Leaf.

J. Cashell: They have asked for a continuance.

231 B. Watts: I move that we continue the hearing for Turning Leaf subdivision request to reduce  
232 surety to August 14, 2019.

233 J. Laut: Second.

234 Motion carries 5-0; unanimous.

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236 2. Nominations.

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238 B. Watts: I move to nominate Harry LaCortiglia for Chairman

239 Motion carries 5-0; unanimous.

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241 H. LaCortiglia: I move to nominate Matilda Evangelista for Vice Chair.

242 Motion carries 5-0; unanimous.

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245 H. LaCortiglia: I move to nominate Robert Watts for Clerk.

246 Motion carries 5-0; unanimous.

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250 B. Watts: I move to appoint Harry LaCortiglia as Planning Board representative to the CPC.

251 Appointment shall commence on July 1, and run through June 30, 2022.

252 B. Fried: Second

253 Motion carries 5-0; unanimous.

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255 B. Fried: I move to appoint Robert Watts as Merrimack Valley Planning Commission Alternate  
256 position.

257 J. Laut: Second.

258 Motion carries 5-0; unanimous.

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261 B. Watts: Motion to adjourn.

262 B. Fried: Second.

263 Motion carries 5-0; unanimous.

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266 The meeting was adjourned at 11:15pm.