



Committee: Planning Board
Date: September 11, 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.
Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board meetings may be found at www.georgetownma.gov and by choosing the Community TV option.
The Meeting was called to order at 7:02 by H. LaCortiglia.

Minutes:

H. LaCortiglia: Motion to accept the minutes for June 12, 2019 and August 14, 2019 pending discussion.
J. Laut: Second.
Motion carries 5-0; unanimous.

Vouchers:

J. Laut: Motion to approve the voucher to HL Graham Assoc. for technical review at 198 E. Main Street in the amount of \$255.00.
B. Watts: Second.
Motion carries 5-0; unanimous.

J. Laut: Motion to approve the voucher to reimburse Administrative Assistant for postage in the amount of \$7.85.
B. Fried: Second.
Motion carries 5-0; unanimous.

Correspondence:

J. Laut: Motion to consider the correspondence 1-6 as read.
B. Watts: Second.
Motion carries 5-0; unanimous.

H. LaCortiglia: We do want to take action on the 7th correspondence.

Public Hearing: 103A Lakeridge Drive.

J. Cashell: They are asking for an extension. They have an executed Form H through December 31, 2019.

H. LaCortiglia: Let the record show that Bruce Fried has recused himself.

B. Watts: I move to open the public hearing for 103 Lakeridge Drive.
T. Evangelista: Second.
Motion carries 4-0; 1 recused.

47 B. Watts: I move to grant the extension request by the applicant to 31 December 2019.

48 J. Laut: Second.

49 Motion carries 4-0; 1 recused.

50
51 S. Testaverde: Is there any new information?

52
53 J. Cashell: The applicant has only been able to obtain from the power company a 20-foot-wide
54 easement. So, he has had to revise the plans.

55
56 H. LaCortiglia: This is a Court. A Court needs a right of way of 30 feet. This hearing is extended to
57 the next quarter. We use a quarterly system for extensions. If we go beyond the timelines, there is a
58 constructive approval, so we have to make sure that we are moving to the next quarter. We track
59 them and keep them all consistent with a quarterly system. This does not mean that the project will
60 continue to the end of the next quarter.

61
62 Dan Rowe, 16 Lakeridge Drive: How many extensions are allowed?

63
64 H. LaCortiglia: Extensions are allowed until the Board has as much information as it needs. If there is
65 not an extension granted by the applicant, and the Board does not have the information it needs, the
66 Board will likely deny the application for lack of information.

67
68 B. Watts: Motion to continue 103A Lakeridge Drive public hearing to date specific 9 October
69 2019.

70 J. Laut: Second.

71 Motion carries 4-0; 1 recused.

72
73
74 **Public Hearing:** 55-65 Central Street, CVS Plaza.

75 Brian Falk, attorney for the applicant.

76 Mark Yanowitz, architect for the applicant.

77
78 B. Fried: Motion to reopen continuation of the public hearing 55-65 Central Street, CVS
79 Plaza.

80 J. Laut: Second.

81 Motion carries 5-0; unanimous.

82
83 J. Cashell: On the August 14 meeting, the Board approved this and the draft decision to be prepared.
84 The two outstanding issues are the Georgetown Affordable Housing Trust and the other issue is to
85 work with Town Counsel to hash out the easement issue with the Fire department. This is still being
86 worked on with the Fire Chief and the Police Chief on site.

87
88 B. Falk: The two conditions that John described are #11 and #12. With respect to the affordable
89 housing, we are at a fractional .7 calculation; so, we are requesting that payment in lieu. The payment
90 has been calculated as \$157,200. We cannot get a certificate of occupancy until this is completed.

91
92 {Planning Board, Town Planner and applicant discuss affordable housing component, payment in lieu; Conservation
93 Commission Order of Conditions and Certificate of Compliance on older issues; approval of waivers.}

95 T. Evangelista: All of that language about staggered payments should be removed. It should be made
96 simpler.

97
98 J. Cashell: The next condition, #12, is still being worked out with Attorney Eichmann.

99
100 B. Watts: I move that it is recognized that the Board has considered the waivers #1 and #2
101 printed on page 5 regarding drainage calculations and site distance.

102 J. Laut: Second.

103 Motion carries 5-0; unanimous.

104
105 H. LaCortiglia: Both waivers are granted for the record.

106
107 B. Watts: Motion to continue the public hearing for 55-65 Central Street, CVS Plaza to
108 September 25, 2019.

109 J. Laut: Second.

110 Motion carries 5-0; unanimous.

111
112
113 **Public Hearing:** 51 West Main Street.

114 Nancy McCann, attorney for the applicant Triple Quality LLC.

115 Thad Berry, project engineer for the applicant.

116 John Duggar, project architect.

117 Mike DeRosa, wetland consultant.

118 John Colantoni, applicant.

119 Larry Graham, technical engineer for the Town of Georgetown.

120
121 B. Watts: I move to reopen the continuation of the public hearing 51 West Main Street, Map
122 11A, Lot 32.

123 J. Laut: Second.

124 Motion carries 5-0; unanimous.

125
126 N. McCann: Since the opening of the public hearing on May 23, we have made a good deal of
127 progress. We have received a second set of comments from Larry Graham. His original 8 pages of
128 comments have been reduced to 2. We are seeking Site Plan approval.

129
130 *{Planning Board, Town Planner and applicants representative discuss 12 foot wide egress; removal of proposed driveway*
131 *exit; traffic circulation within the project; entry and exits; emergency vehicle access; landscaping; parking; number of*
132 *units; patios and decks; wetlands buffer; site lighting, street lights; fencing; precast concrete block walls; width of access;*
133 *signage; retail vs commercial parking; pedestrian access; traffic impact on routes 97 and 133; utilities and utilities*
134 *placement; septic and leach fields; drainage and grading.}*

135
136 H. LaCortiglia: A photometric plan is part of the submission. Please include that.

137
138 B. Watts: Motion to accept the extension request to December 31, 2019 for 51 West Main
139 Street.

140 J. Laut: Second.

141 Motion carries 5-0; unanimous.

B. Watts: Motion to continue the public hearing for 51 West Main Street date specific to October 9, 2019.

J. Laut: Second.

Motion carries 5-0; unanimous.

Planning Office:

Melissa Ogden, attorney for the applicant.

1. Turning Leaf release of surety and termination of Tripartite agreement.

J. Cashell: The issues that are cited by the abuttor, those are public issues. Peter has already agreed to put a stop sign there. It is the town's responsibility. And, all the landscaping issues within the right of way are also the responsibility of the town. These overgrown areas are within the public right of way.

M. Ogden: We have met all of the requirements set forth in the approvals, this land was deeded to the town in 2018.

J. Laut: Motion to release all the remaining funds in the surety for Turning Leaf.

B. Watts: Second.

Motion carries 5-0; unanimous.

M. Ogden: We would also like you to sign the termination of the tripartite agreement.

T. Evangelista: Motion to terminate the tripartite agreement for Turning Leaf subdivision.

J. Laut: Second.

Motion carries 5-0; unanimous.

T. Evangelista: I think this resident deserves a written answer. Please say that you have made an effort to contact the people responsible for these issues.

2. By Faith Fellowship Church.

H. LaCortiglia: Item #7 on the correspondence is a letter that we were send regarding the By Faith Fellowship Church's occupancy permit.

J. Cashell: This is a small church. This should not cause any parking concerns. They are not changing the building.

H. LaCortiglia: How about if they come in for our next meeting and discuss with us, and we can consider waiving the site plan approval.

J. Laut: Motion to adjourn.

B. Watts: Second.

Motion carries 5-0; unanimous.

The meeting was adjourned at 10:20pm.