



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

Members present: Harry LaCortiglia, Joanne Laut, Tillie Evangelista, Bruce Fried.
Members absent: Bob Watts.
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:

B. Fried: Motion to accept the meeting minutes from September 11, 2019.
J. Laut: Second.
Motion carries 4-0; 1 absent.

Vouchers:

J. Laut: Motion to pay Staples Office supplies \$160.62; and MVPC for FY20 in the amount of \$2,000.00.
T. Evangelista: Second.
Motion carries 4-0; 1 absent.

Planning Office: Stone Row.

J. Cashell: Dave Varga signed off on the as-built plans and the remaining landscape items. I am recommending the release of the remaining escrow deposit in the amount of \$8,134.10.

J. Laut: I move for the Board to release the Stone Row remaining escrow deposit in the closing amount at the end of September in the amount of \$8,134.10 plus any interest remaining.
B. Fried: Second.
Motion carries 4-0; 1 absent.

Public Hearing: 554 North St.

B. Fried: I make a motion to reopen the public hearing for 554 North Street.
T. Evangelista: Second.
Motion carries 4-0; 1 absent.

J. Cashell: The applicant has asked for an extension.

H. LaCortiglia: Could you convey to the applicant if they might consider withdrawing without prejudice and resubmitting as an Open Space Residential Design? They would have so much more flexibility of design under the OSRD application.

T. Evangelista: Do you have a signature for the Form H?

47 J. Cashell: Yes, thru the end of December.

48
49 J. Laut: Motion to continue the hearing for 554 North Street to October 23, 2019 meeting.

50 T. Evangelista: Second.

51 Motion carries 4-0; 1 absent.

52
53 H. LaCortiglia: Let the record show that Bob Watts because he is absent, will need to do his due
54 diligence.

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

57 Brian Falk, attorney for the applicant.

58 Mark Yanowitz, architect for the applicant.

59
60 T. Evangelista: Motion to reopen continuation of the public hearing 55-65 Central Street,
61 CVS Plaza.

62 B. Fried: Second.

63 Motion carries 4-0; 1 absent.

64
65 *{Planning Board, Town Planner and applicant's representative discuss easement with Fire Department; final notations*
66 *on decision.}*

67
68 J. Laut: Motion to close the public hearing for 55-65 Central Street.

69 T. Evangelista: Second.

70 Motion carries 4-0; 1 absent.

71
72 J. Laut: I motion to accept the 55-65 Central Street Site Plan and Special Permit proposed
73 amendment language for approval with conditions as written and amended with the noted
74 revisions that need to be made.

75 T. Evangelista: Second.

76 Motion carries 4-0; 1 absent

77
78 **Public Hearing:** 196 W. Main Street.

79 James Ogden, for the applicant.

80 William Holt, engineer for the applicant.

81
82 J. Laut: I move to open the public hearing for 196 West Main Street 2-lot definitive
83 subdivision special permit.

84 B. Fried: Second.

85 Motion carries 4-0; 1 absent.

86
87 J. Cashell: The fire chief is in support of the fire hydrant location and proposed access and
88 turnaround.

89
90 *{Planning Board, Town Planner and applicant's representative discuss revised plans per Larry Graham's first peer*
91 *review; easements; private way; access; stone wall and evergreen hedge will not be disturbed; contour elevation of the flood*
92 *plain; 14 foot pavement width; fire dept. turnarounds; vertical curve from 80 to 50 ft; waivers; stop sign and street sign;*
93 *utilities; septic; buffer zone; right of way and rite of passage; drainage; bikeway and pedestrian corridor;*

95 B. Fried: Motion for Form H extension of time for decision through December 31, 2019.

96 J. Laut: Second.

97 Motion carries 4-0; 1 absent.

98
99 B. Fried: Motion to continue 196 West Main Street public hearing to October 23, 2019.

100 J. Laut: Second.

101 Motion carries 4-0; 1 absent.

102
103 { 5 minutes recess }

104
105 **Planning Office:**

106
107 J. Laut: Motion for Vice-Chair to sign in place of the clerk tonight.

108 B. Fried: Second.

109 Motion carries 4-0; 1 absent.

- 110
111 1. By Faith Fellowship Church: Relocation from 1 West Main Street to 435 Andover Street (VFW
112 Hall).

113
114 H. LaCortiglia: My understanding is that you bought the property from the VFW. You are asking, in this
115 one particular case, if the Board would waive Site Plan review.

116
117 Pastor Steve: The building is a church, but the VFW and the American Legion are still meeting and have
118 their own offices in the basement, as well as a meeting room area. The veterans are still a big part of what
119 is going on there. We plan to keep the tank. It is iconic in the town and is a tribute to our veterans. It will
120 stay right where it is. The VFW still owns the tank.

121
122 J. Cashell: By action of the Board agreeing to waive Site Plan Review, I would be able to sign off on the
123 Building Permit. They are not adding to the building or increasing the need for parking.

124
125 J. Laut: Motion to authorize the Town Planner to sign the building inspectors sign off sheet to
126 authorize the occupancy permit for 435 Andover Street.

127 B. Fried: Second.

128 Motion carries 4-0; 1 absent.

- 129
130 2. 55-65 Central Street (CVS Plaza).

131
132 H. LaCortiglia: Motion to grant the permit and sign the certificate of vote for 55-65 Central Street.

133 T. Evangelista: Second.

134 Motion carries 4-0; 1 absent.

140 3. Palmer Lane: Street Acceptance, per Board of Selectmen Request.

141
142 J. Cashell: It is recommended to forward to the Board of Selectmen for Palmer Lane for Public Street
143 Acceptance. We already approved the as-built plan. I did consult with Town Counsel, and they are
144 ready to go. Fall Town Meeting is Monday, October 28.

145
146 J. Laut: I move for the Planning Board to recommend to the Board of Selectmen the
147 following: that Palmer Lane be considered for Public Street Acceptance and for an article to
148 this effect be prepared for the 2019 Town Meeting warrant.

149 B. Fried: Second.

150 Motion carries 4-0; 1 absent.

151
152 J. Laut: Motion to adjourn.

153 B. Fried: Second.

154 Motion carries 4-0; 1 absent.

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156
157 The meeting was adjourned at 9:30pm.
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