



Town of Georgetown

MINUTES

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3 Committee: Planning Board
4 Date: November 7, 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 7:05 by R. Hoover.
14

Global Warming:

16 R. Hoover: This is not meant to be a political discussion. In the way that the Planning Board worked
17 together with the Board of Selectmen and Light Department regarding the lighting plan, I would like
18 to take the same approach to meet with all the various Boards in town to present a summary of the
19 IPCC (Intergovernmental Panel Climate Change) report. The goal is to bring awareness of how
20 serious this issue is to the all Boards and the people of Georgetown.
21

22 If there was a tornado coming in a week, and this Town knew about it, everyone would be talking
23 about it and preparing for it. In this regard, the science is done. It is settled. There is no discussion
24 about that anymore. There are 195 countries that signed on. The US was the only one that did not.
25 Science is based on evidence.
26

27 I would like to introduce a bylaw where the Town of Georgetown states it supports the 2018 IPCC
28 report. Then, I would like to bring this issue to the next level, to be determined. I will be personally
29 focusing on this project from now on.
30

Minutes:

32 H. LaCortiglia: Motion to approve the draft meeting minutes for October 24, 2018.
33 B. Watts: Second.
34 Motion carries 5-0; unanimous.
35

Vouchers:

37 B. Watts: Move to approve the expenditure of \$2,320.00 to H. L. Graham Assoc. for the
38 technical review work at 66 Parish Road.
39 H. LaCortiglia: Second.
40 Motion carries 5-0; unanimous.
41

Public Hearing: 66 Parish Road OSRD.

43 Nancy McCann, Attorney for the applicant: I applaud you on your climate change initiative. I hope I
44 hear that from some other Planning Boards that I visit on a regular basis.
45

46 H. LaCortiglia: Motion to open the Parish Road OSRD continuation.

B. Watts: Second.
Motion carries 5-0; unanimous.

J. Cashell: This hearing has been continued since the October 10 meeting. The plans you received were revised through October 30. You also received a response letter from Larry Graham. The applicant's engineer will review the latest revisions to the plan as a result of the October 10 meeting. You also received a letter from Larry Graham dated November 5 that specifically addresses the water issue municipal service.

Attorney for Applicant: We have resolved the issues of power and water. They will both be coming from Georgetown. Also, the overhead wiring on open space land will be brought underground.

{Planning Board, Town Planner, Applicant's Attorney and Engineer discuss power and water services provided by Georgetown; overhead wiring on open space parcel to be brought underground.}

H. LaCortiglia: I am concerned that by adding a pole onto future conservation land, we are pretty much requiring another pole on existing conservation land.

{Planning Board, Town Planner, Applicant's Attorney and Engineer discuss Larry Graham's recommendation regarding the water line extension and hydrant; pending design approval by Georgetown Water Dept.}

H. LaCortiglia: I would like to see in the Conditions that completion of the culvert is adequate to the Highway Department. And, that the first occupancy permit is attached to that. Also, the affordable housing component needs to be a condition. There is a decision to be made whether we will require affordable units to be built or a cash in-lieu payment be given to the Affordable Housing Trust. Milestones need to be designated.

T. Evangelista: I am not in favor of waiting to determine the Affordable Housing. I would prefer to have a house on site. I would like it written in our decision.

R. Watts: I want to make sure, with the open space donated to the Town, that the designation to the Conservation Commission is clear.

T. Evangelista: Also, is the state or local Board of Health approving the 20,000 gallon septic?

Applicant's Attorney: It is the local Board of Health. I have not submitted the design drawings yet.

R. Hoover: My notes on the draft decision, page 3 #3: About the open space parcel, have we determined how the open space is going to be marked? And, I would prefer to see the word "construction fencing" instead of "symbolic fencing".

R. Hoover: Here is what I am going to ask, and we will take a vote. The Town Planner and/or SIE "may" (replace "shall") approve any substantial changes.

3-2 vote.

N. McCann: We agree to the condition for Larry Graham to approve the water line design extension, after we come to agreement with the Water Dept.

95
96 H. LaCortiglia: Motion to require the Affordable Housing requirement for 66 Parish Road to
97 be satisfied by an on-site unit.

98 B. Watts: Second.

99 Motion carries 3-2.

100
101 H. LaCortiglia: Further, motion to provide that onsite unit prior to the issuance of the 5th
102 occupancy permit.

103
104 J. Laut: Motion to reconsider the previous (motion).

105 B. Watts: Second.

106 Motion carries 4-1.

107
108 J. Laut: I motion that prior to the issuance of an occupancy permit for the first unit, the
109 applicant may apply to this Planning Board relative to building a unit on site or an in -lieu
110 thereof payment being made equal to that sum. However, the Planning Board shall have the
111 final authority in making the decision.

112 B. Watts: Second.

113 Motion carries 4-1.

114
115 H. LaCortiglia: On page 9, the Site Plan approval shall expire two years from the date of approval.
116 You may wish to change that to three years.

117
118 B. Watts: I move to approve the 66 Parish Road OSRD Site Plan application in accordance
119 with the terms and conditions specified in the attached NOTICE OF DECISION APPROVAL
120 of an OSRD SITE PLAN, 7 NOV 2018; also subject to the changes that we have discussed and
121 approved.

122 H. LaCortiglia: Second.

123 Motion carries 5-0; unanimous.

124
125 5 minute recess.

126
127
128 **Georgetown Building Supply – Free Standing Sign:**

129 J. Cashell: At our last meeting, we did deliberate over this proposal. What is at stake is whether or not
130 this is a minor modification to an approved Site Plan or the Board would accept this pending
131 presentation tonight on this particular sign that does comply strictly with the allowances for the size
132 and location of the sign. What we talked about, and we didn't know because the applicant was unable
133 to be at the last meeting, was how this sign was going to be illuminated.

134
135 Donna Molis, Applicant, Georgetown Building Supply: I would like it back lit. I don't like LED. I
136 like softer lighting.

137
138 J. Laut: Are there any other energy efficient means of lighting it up?

139
140 R. Hoover: In the world of LED there are softs, it's a combination of the K value, and a combination
141 of the wattage. If you are down in the 3,000 to 2,700 range in the K value you get the yellow, softer

light. And, then the wattage determines how much it's throwing out. So, you can downplay it quite a lot. You still can go LED. Does our ordinance allow back lighting?

{Planning Board, Town Planner and Applicant discuss various lighting options.}

J. Cashell: This would qualify for a minor modification to a Site Plan. Les and I spent a lot of time on this making sure it meets all the zoning requirements for setbacks.

R. Hoover: (to the applicant) Can you address the sodium vapor, the high pressure sodium floodlights that are used to light the property. They are on the telephone poles facing back toward your property. They are big, bright orange lights on 4 telephone poles.

When you are driving on the main road, and your place is one the right, the very last floodlight on the telephone pole is facing partway to the street. It is a bright glare onto the roadway. Those were installed, I'm guessing, by the Georgetown Light Dept. in conjunction with someone from your place. Will you address this glare? You can put shields on these.

Applicant: I will address that certainly. And, I will address the enter and exit signs as well.

H. LaCortiglia: Motion to allow the Town Planner to sign off on the Planning Board's behalf regarding the proposed free standing sign located at the Georgetown Building Supply Plaza at 103 East Main Street.

J. Laut: Second.

Motion carries 5-0; unanimous.

Planning Office:

J. Cashell: We have as an addendum an item to endorse the covenant release for Lots 1 and 2 Bailey Lane OSRD. We also have for the Board's signatures the National Ave ANR mylar, and the Healthy Pharms, Inc. Notice of Decision.

H. LaCortiglia: Motion to adjourn.

T. Evangelista: Second.

Motion carries 5-0; unanimous.

The meeting was adjourned at 9:25pm.