



Committee: Planning Board
Date: October 23, 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:

{Planning Board requests additional information be added to the October 9, 2019 minutes.}

Vouchers:

B. Watts: Motion to approve the General Code voucher as cited in the packet for \$6205.00.
B. Fried: Second.
Motion carries unanimous 5-0.

J. Cashell: I made a presentation Monday night to the Board of Selectmen re: Rec Path. Plans are at 25% design stage. It is a sensitive environmental area.

Public Hearing: 196 W. Main Street.

B. Watts: Motion to reopen the continuation of the public hearing for 196 W. Main Street.
B. Fried: Second.
Motion carries unanimous 5-0.

William Holt, Project Engineer.
James Ogden, Consultant.

J. Cashell: We have easement information; it appears in reading through the deed that this access easement was never properly dissolved. It is an encumbrance on these properties but it is not used. Rock Pond Ave serves as primary access for eight properties.

H. LaCortiglia: We request applicants to get submissions to the Planning Office in a week in advance of our Planning Board meetings.

T. Evangelista: The Assessor can only change their records based on deeds. How did this happen?

J. Cashell: The official town map says unaccepted public way.

{Planning Board requests that the applicant provide a deed summary for each property that has an easement on it. The applicant agrees.}

47
48 J. Cashell: Do any abutters want something different that doesn't exist today?
49

50 Tom LaValle: We would like the easement off of our deed.
51

52 J. Cashell: Everyone that owns property along that right of way would have to agree in order to
53 extinguish it, including the applicant.
54

55 Kerry Lerch, 200 W. Main St: On June 12, I took photos of the trees coming down. I am concerned
56 about that.
57

58 H. LaCortiglia: The Planning Board is asking for a written response from Conservation Commission.
59 How much earth are you planning to remove?
60

61 Project Engineer: 13,040 yards taken off the hill and removed off site. A total of 1490 yards will be
62 removed.
63

64 H. LaCortiglia: Earth removal will be handled under this special permit. It will require a plan of
65 removing it, trucks going in and out and the route they will take, the times they will be excavating and
66 relocating. Larry Graham mentioned there is a berm you need to add. Is this catch basin in existence
67 or are you planning to add it? Where do the pipes go out of it? Larry was concerned about
68 stormwater.
69

70 *{Planning Board, Town Planner and applicant's representative discuss stormwater and drainage, existing evergreen trees*
71 *and buffer zones; berm location and pros and cons.}*
72

73 T. Evangelista: Where else have you done one that successfully works?
74

75 Project Engineer: I will get back to you on that.
76

77 J. Cashell: Larry Graham has signed off on this solution.
78

79 H. LaCortiglia: It is important to have a buffer along the property line.
80

81 T. Evangelista: I absolutely agree.
82

83 T. Evangelista: Motion to increase the 3-foot buffer to 10 feet wide, intensively planted,
84 showing where the preserved existing evergreen trees during construction notation is made; on
85 the subject property.

86 B. Fried: Second.

87 Motion carries unanimous 5-0.
88

89 Kerry Lerch, 200 W. Main St: Would it be possible to have a buffer along my driveway as well?
90

91 Jay Ogden: We could provide a 6-foot buffer along the driveway and a little bit more to the rear.
92

93 T. Evangelista: Motion to have a 10-foot buffer strip along the entire adjoining property line
94 on the west side.

95 J. Laut: Second.
 96 Motion carries unanimous 5-0.
 97
 98
 99 H. LaCortiglia: What is the grade at the entrance?
 100
 101 Project Engineer: It is 3.09% for 50 feet, then goes up to 6%.
 102
 103 B. Fried: Motion to accept waivers 1 and 2.
 104 T. Evangelista: Second.
 105 Motion carries unanimous 5-0.
 106
 107 B. Fried: Motion to deny waivers 3, 4, 5, and 6 as they are above and beyond the Courts and
 108 Lanes bylaw.
 109 T. Evangelista: Second.
 110 Motion carries unanimous 5-0.
 111
 112 B. Watts: Motion to continue the public hearing for 196 W. Main Street to December 11,
 113 2019.
 114 J. Laut: Second.
 115 Motion carries unanimous 5-0.
 116
 117 {5-minute recess.}
 118
 119 **Public Hearing:** 554 North Street.
 120 John Dunlevy, applicant.
 121
 122 B. Watts: Motion to reopen the continuation of the public hearing for 554 North Street, Map
 123 18, Lot 29.
 124 J. Laut: Second.
 125 Motion carries unanimous 5-0.
 126
 127 J. Cashell: The applicant would like the Board to review a plan that is more palatable to the abutters.
 128 An additional 2.8 acres granted to Georgetown Open Space under a conservation restriction where
 129 the land cannot be developed, for a total donation of 4.5 acres.
 130
 131 Frank DiLuna, representing an abuttor.
 132
 133 {Planning Board, Town Planner, applicant, and abutters's representative discuss the new concept plan providing for
 134 three single family homes; stormwater and drainage issues, OSRD possibilities; court; driveway.}
 135
 136 {Planning Board, and abutters agree with the new concept plan.}
 137
 138 T. Evangelista: This concept plan is an improvement. I would encourage some cleanup of the pond.
 139
 140 H. LaCortiglia: Do I have a motion to continue the public hearing for 554 North Street to December
 141 11, 2019.
 142 B. Watts: So moved.

143 J. Laut: Second.

144 Motion carries unanimous 5-0.

146
147 **Planning Office:**

148
149 *{Planning Board and Town Planner discuss MS4 reports and required work going forward with Highway,*
150 *Conservation and Board of Health departments, led by the Planning Office.}*

151
152 B. Fried: Motion to adjourn.

153 J. Laut: Second.

154 Motion carries unanimous.

155
156
157 The meeting was adjourned at 10:45pm.