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3 Committee: Planning Board
4 Date: October 14, 2020.
5 Time: 7:00 pm.
6 Location: Virtual Meeting via Zoom
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9 Members present: Harry LaCortiglia, Bruce Fried, Bob Watts, George Comiskey, Joanne Laut.
10 Staff present: Town Planner, John Cashell; Admin Assistant, Andrea Thibault.
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12 Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board
13 meetings may be found at www.georgetownma.gov and by choosing the Community TV option.
14

15 The Meeting was called to order at 7:06 by Harry LaCortiglia.
16

17 **Minutes:**
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19 B. Watts: Motion to approve the meeting minutes for 9 September, with corrections as cited
20 in our packets and on this week's agenda.

21 J. Laut: Second.

22 Motion carries 5-0; via roll call vote.
23

24 **Vouchers:**
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26 B. Watts: Motion to approve the following vouchers as cited in our packets and on this agenda;
27 Staples office supplies \$60.29; Zoom video conferencing \$14.99; MAPD annual dues \$90.00;
28 MVPC \$2,000; and H.L Graham for technical review Pingree Road \$260.00; Little's Hill \$520.00;
29 494 North Street \$2,600.00; 198 E. Main Street \$170.00.

30 J. Laut: Second.

31 Motion carries 5-0; via roll call vote.
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33 **Correspondence:**
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35 H. LaCortiglia: Correspondence for ongoing hearings will be discussed at those hearings.
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37

38 **ANR:** 389 Andover Street.
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40 J. Cashell: As described in my staff report, this is a simple lot line adjustment.
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42 B. Watts: Are there restrictions for moving or changing stone walls?
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44 G. Comiskey: Motion to endorse the LLA Plan entitled: Plan of Land at a389 Andover Street,
45 Georgetown, MA prepared by Atlantic Engineering and Survey Consultants, Inc. 97 Tenney

St, Georgetown MA, 01833, consisting of Sheet 1 of 1, dated 10 September 2020 having no revision date.

B. Fried: Second.

Motion carries 5-0 via roll call vote.

G. Comiskey: I move that Form B shall be executed for 389 Andover Street.

B. Fried: Second.

Motion carries 5-0 via roll call vote.

Public Hearing: 494 North Street.

H. LaCortiglia: Is there a motion to open the continuation of the public hearing for 494 North Street?

B. Fried: So moved, continued from September 9, 2020.

J. Laut: Second.

Motion carries 5-0; via roll call vote.

J. Cashell: Town Counsel has determined this to be non-conforming in nature and will have no effect. The Building Inspector stands by his original zoning determination that both lots comply. I did communicate directly with Attorney Eichman. As long as the subdivision creates a lot that meets the minimum zoning requirements the duplex does not need to go back to Zoning Board of Appeals.

{Planning Board, Town Planner, Applicant discuss parking, easement, turnaround for fire department, location of driveways; homeowners association regarding single family and duplex; maintenance of private road; drainage and maintenance of drainage easement; request to highway for cleaning storm drain; screening for abuttor.}

G. Comiskey: I moved that we waive the t-type turnaround.

B. Watts: Second.

Motion carries 5-0; via roll call vote.

J. Laut: Do we have something written from the fire department, just for the record?

H. LaCortiglia: Jay, can you get that in writing from the Fire Chief?

J. Ogden: I hope so.

G. Comiskey: A resident question was asked- is a waiver needed for not having a turn around?

J. Cashell: A turnaround would be needed for a roadway of a greater length. This is really a shared driveway- they are all over town and in the surrounding communities. This amount of impervious pavement is not needed, it is more environmentally friendly to have less. It will not take away from the safety of this small subdivision.

H. LaCortiglia: Jay, this is a 18 feet of pavement, correct? Are there shoulders on both sides?

94 J. Ogden: There is a 2-foot gravel shoulder on each side; to a total of 22-foot width. This will require
95 a homeowner's association to oversee the maintenance of the private road.

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97 H. LaCortiglia: We should reference the homeowner's association in the decision.

98
99 J. Cashell: It is important in the decision to reference that the Town has no responsibility.

100
101 G. Comiskey: Who would maintain the drainage easement?

102
103 J. Oden: The decisions in the past have required a written maintenance plan to be handled by the
104 homeowner's association.

105
106 G. Comiskey: Will your attorney be drafting the homeowner's association document?

107
108 J. Ogden. Yes.

109
110 L. Graham: Regarding drainage, I don't believe an O&M plan was submitted; I don't have it.

111
112 *{Planning Board, Town Planner, Town Engineer and Applicant discuss drainage issues, the video of the lines, extensive*
113 *photos of pipes and drains during large rainstorm.}*

114
115 L. Graham: I am happy that Jay was out there during this rainstorm. I think the recommendations I
116 made have been accomplished.

117
118 *{Planning Board and Town Planner agree to send photos to Peter Durkee and Highway Department with a request to*
119 *clean out.}*

120
121 G. Comiskey: How much of a drop would you say A and B are from the pavement?

122
123 L. Graham: About a foot. Jay should be commended for the work he did during that rain event. I
124 recommend the Board consider that all the issues have now been covered.

125
126 H. LaCortiglia: Jay, will you change the plan to show the turnaround revision? Would it be possible
127 to add in some green screening between the lot line and the abuttor's home? Some type of visual
128 screening?

129
130 L. Graham: Arborvitae, you will have to include that screen in a homeowner's association no cut/do
131 not disturb zone. Spacing them about 8 feet apart, a double row or staggering them works well.

132
133 J. Cashell: We would like an extension of time through December 30.

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135 H. LaCortiglia: Jay, do you agree to this extension?

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137 J. Ogden: Yes.

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139 H. LaCortiglia: So, we have a verbal consent on that?

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141 J. Ogden: Yes.

{Planning Board and Town Planner agree for John to draft a decision for the November 10 meeting.}

H. LaCortiglia: You may want to note on the plans that we are waiving the t-turnaround.

B. Fried: Motion to continue the public hearing for 494 North Street to November 10.

G. Comiskey: Second.

Motion carries 5-0; via roll call vote.

Planning Office:

1. East Main Street Recreation Park.

B. Watts: I move to approve the East Main Street Recreational Park as completed in its entirety, and in accordance with the attached Certificate of Completion dated 14 October 2020.

J. Laut: Second.

Motion carries 5-0; unanimous via roll call vote.

J. Cashell: Mike Farrell can work with the Board of Selectmen and Park and Recreation on a formal opening of the park.

B. Watts: It is beautiful. They did a fine job. The pond looks well protected, the trails are very inviting. The dog park is well designed, the ballfield and parking lot are in very good shape, the guardrails are solid.

1. MS4 Report.

{Planning Board agrees that George Comiskey is the liaison for the Stormwater Committee from the Planning Board.}

1. Rail Trail Easement.

J. Cashell: There are no issues right now concerning the bike path. That has been clarified with Town Counsel Katie Kline.

2. MVP Project.

J. Cashell: This is a project at Park and Ride with a \$47,000 grant. Once it is designed and engineered, the goal is to apply for an infrastructure improvement project. This is in a flood prone area and due to the management of stormwater, it was overwhelmingly voted as the number one project for the town to achieve.

3. CVS Plaza.

H. LaCortiglia: Would it be possible to upload the CVS plans to our webpage, especially the landscaping page and photos.

190 J. Cashell: The owner would like to discuss a conceptual and come before the Board. The owner
191 would like to further invest in a self-standing, multifamily housing building. They are trying to
192 postpone a renewed surface for the parking lot. They will have to provide a surety for any incomplete
193 item. They will have to come in before the Board before February.

194
195 H. LaCortiglia: Who would verify the surety? Dave Varga?

196
197 J. Cashell: Yes.

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199 H. LaCortiglia: We usually ask for two times the amount.

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201
202 Motion to adjourn: B. Fried.
203 Second: B. Watts:
204 Motion carries 5-0; via roll call vote.

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206 The meeting was adjourned at 9:15pm.