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Committee: Planning Board
Date: January 9, 2019.
Time: 7:00 pm.
Location: Georgetown Town Hall, 3rd floor conference room.

Members present: Rob Hoover, Harry LaCortiglia, Bob Watts, Joanne Laut, Tillie Evangelista.
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 7:05 by R. Hoover.

Minutes:

H. LaCortiglia: Motion to approve the meeting minutes for December 12, 2018.
B. Watts: Second.
Motion carries 4-0; 1 abstain.

Vouchers:

H. LaCortiglia: Motion to approve the \$215.00 voucher to LandLaw Specialty Publishers for the 2018 subscription to Land Court reporter.
B. Watts: Second.
Motion carries 5-0; unanimous.

B. Watts: Motion to approve the voucher for H.L. Graham Assoc., Inc.: Technical review for 66 Parish Road \$410.00; and also, for H.L. Graham Assoc., Inc.: Technical review for 198 East Main Street \$85.00; for a total of \$495.00.
H. LaCortiglia: Second.
Motion carries 5-0; unanimous.

J. Laut: Motion to approve the \$3,508.16 voucher for Hayes Engineering Inc. for professional services at National Ave. as cited in our packets.
H. LaCortiglia: Second.
Motion carries 5-0; unanimous.

B. Watts: I move to accept the voucher for Wolters Kluwer for the Handbook of MA Land Use and Planning Law in the amount of \$409.50.
H. LaCortiglia: Second.
Motion carries 5-0; unanimous.

Correspondence:

H. LaCortiglia: Motion to consider the correspondence as read.
T. Evangelista: Second.

Motion carries 5-0; unanimous.

Global Warming:

R. Hoover: I have been in contact with the Selectmen by phone, and without getting into any details, I was notified yesterday that they are not going to have us present to the about Global Warming. I would like to work with John to craft a paragraph to make an official request to come before the Board of Selectmen to present the subject and the latest data and get that ball rolling as to what we are trying to do.

T. Evangelista: I strongly agree that there is a problem. But I don't see in what you have presented what our goal will be, and how we would accomplish it?

R. Hoover: That question is excellent. The message should be in writing, and I owe that to you folks to be very clear on what the agenda is.

B. Watts: There is a tremendous amount of data. Do we need to convince them that this is an issue? Or, is it an issue that is too big for us to fix? It is too big for us to fix, but there are things that the Town could look at.

J. Laut: Everyone needs to do their part.

R. Hoover: It is clear this is going to be a bottom up effort. It is not about convincing anyone about the data. The science is over. Now we have the data, and there is a responsibility that comes with it. The goal would be to bring to the floor of Annual Town Meeting, some bylaw, even if it is nothing more than says the Town of Georgetown accepts and supports the 2018 IPCC report. It has to start somewhere; it has to start small. When you go to vote, it's not just about voting for self-interest anymore. It's about voting for the future interests.

H. LaCortiglia: Is that a bylaw or more a resolution? As a Town we can recognize that is coming. As a Board, I think we have a duty to see the coming storm and be smart enough to see the rain intensity going up. That is quantifiable data. We need to change our Stormwater calculation to utilize the newest data. We are beginning on that. Yes, we are working from the ground up but the Baker Administration has a Municipal Vulnerability Preparedness Program. There are grants available for culvert replacement, flooding from storm damage and things such as that. I think as a Planning Board we should be looking at that for the community.

R. Hoover: Yes, that is right on Harry. That discussion is part of what I will write to the Selectmen as to why we are going in front of them. The grassroots vision that I have is that Georgetown does this and speaks up. And then you build a body of power when we join together with other towns. We have a responsibility.

J. Laut: There are probably other towns that have already started.

B. Watts: I agree with you. We need to engage at the state level, with neighboring communities, and within the community with the larger business and to see what we can do. Plastics is a big issue.

H. LaCortiglia: And residents. Open it up to the public. If other Boards aren't in a position to be a clearinghouse for good ideas. There are a lot of good ideas out there. Contact the Planning Office. Write the Board, write a letter, make a phone call, send an email if you have an idea.

94
95 J. Cashell: For our next meeting, I did invite Neal Duffy. He is the regional coordinator for Green
96 Communities. Green Communities Division of the MA Dept. of Energy Resources. This division
97 provides grants, technical assistance, and local support from regional coordinators to help
98 municipalities reduce energy use and costs by implementing clean energy projects in municipal
99 buildings, facilities and schools.

100
101 **Palmer Lane:**

102 The applicant was not able to make it, and there is an affordable housing issue we need to resolve in
103 lieu of payment. We need a motion to continue to the next meeting.

104 B. Watts: Move to request to move the hearing for the surety reduction to 23 January 19.

105 J. Laut: Second.

106 Motion carries 4-0; 1 recused.

107
108 **ANR:** 103 Thurlow St., Map 12/Lot 78.

109 J. Cashell: The applicant's surveyor Bob Grasso is here. This is the ANR plan subject to the amended
110 subdivision plan from last month.

111
112 B. Grasso: We are proposing to break this into two lots with sufficient frontage and sufficient area. It
113 meets the frontage, area and access on a public way.

114
115 H. LaCortiglia: Motion to endorse the ANR plan, Plan of Land located in Georgetown MA, 103
116 Thurlow St, Georgetown MA; Map 12 Lot 78 and 78A Parcel A and B; dated December 19, 2018
117 drawn by Engineering Land Services LLC, with Robert Grasso stamp.

118 J. Laut: Second.

119 Motion carries 5-0; unanimous.

120
121 **51 West Main Street: Discussion of ZBA project.**

122 J. Cashell: This is a ZBA Special Permit application. The Planning Board's role at this point in time is to
123 add input on this application to the ZBA in accordance to the zoning requirements. The applicant is here
124 this evening to give a full presentation. It calls for 51 West Main Street which is locally known as Sedler's
125 Antique Village, for the main building to be remodeled. Some of the building would be demolished, but a
126 main portion of that building would be remodeled to possibly be used for retail, office space, and /or
127 restaurant use. The second phase of the project calls for 7 townhouses to be built in the rear of the
128 property. At the rear of the property there is a substantial wetland that will involve the Conservation
129 Commission review. After the ZBA input, if they are successful with the project at the ZBA, they will
130 come to the Planning Board for Site Plan approval.

131
132 Nancy McCann: Applicant's Attorney. Triple Quality Development LLC is the owner and the applicant.
133 This is an exciting application to give us an opportunity to renovate the Sedler's Antique site. The
134 property is about 1.7 acres. There is a very large area to the rear that has some wetland area, but a lot of
135 open area as well.

We are proposing a true renovation of this site - retention, maintenance and restoration of the original antique Sedler's building. It was built mid 1800's. The applicant has worked with the Georgetown Historic Commission. What is being proposed is a removal of the back portion of the existing building and a restoration of the front portion. A restoration and cleanup in the rear of the lot as well as the construction of 7 townhouse style units at the back.

The existing antique structure will be completely renovated and brought back to its original glory. The rear portion – quite a large area- will be removed, and a relatively small addition will be added to the back of the existing Sedler's building. This building will be used entirely for commercial purposes. It could be retail, office or small restaurant. Parking calculations have been based on the most intensive possible type of use. We are proposing 22 parking spaces to accommodate this building. Then we are proposing the construction of 7 townhouse style buildings. Under the Georgetown Zoning bylaw that is referred to an apartment house, and requires a special permit from the Board of Appeals. This building is fully conforming. We are proposing a total of 7 units. Two 3-bedroom units and five 2-bedroom units. Two parking spaces per unit plus five guest spaces.

We do have wetlands on the site. We have had a resource area delineation with the Conservation Commission and the wetland line has been set. We are proposing work that will be in the Conservation Commission's jurisdiction. A notice of intent will be required. Part of this project is a restoration of the wetland area and a total cleanup of this area. The discussion with the Conservation Commission will be the restoration of the wetland area. It has been quite degraded. Much of that area was paved already. Much disturbance has already taken place. This project gives us the opportunity to make something much more attractive and beneficial to the wetland, and really enhance the wetland that we have.

J. Cashell: The ZBA's initial public hearing is set for beginning of February. Our next meeting is January 23rd. We could continue our review to our next Planning Board meeting.

{Planning Board, Town Planner, Attorney for applicant discuss parking, circulation of traffic, utilities, historic preservation and rehabilitation, wetland restoration, 40B, density, commercial use out front, residential in the back, scale and architecture of existing historic buildings, zoning review, access, entrance and exits, wetland enhancements, parking, septic, affordable housing inclusionary housing bylaw calculation, emergency vehicle access, buffering, views for 3 abutting properties, length of building, breaking down mass with significant plant material, complicated landscaping, 2 exits, slate roof restoration, lighting, possible improvements to the pond, existing trees, traffic noise.}

Applicant: Does the Planning Board like the concept of this idea? That is all we are simply looking for.

R. Hoover: Yes, but for me it is the mass of the project. To be clear, it's not density, its mass. John, can you draft a memo for our next meeting that the Board supports the mixed-use approach, the historic renovation, the concept. There are some technical questions the Planning Board has for example the two exits, well thought out landscape plan that deals with screening out the mass, etc. And, please share a copy with the applicant.

Planning Office:

1. On-line Ethics Training Program. *{Planning Board and Town Planner discuss.}*
2. 4G Technology. *{Planning Board and Town Planner discuss the AT&T pole being proposed at intersection at Main Street and Central Street; 5G build out (10x faster than 4G, current regulation written in 1997).}*

J. Cashell: The 5G technology is being discussed as the 4th keystone of the industrial revolution. It is called small cell technology.

R. Hoover: I had a conversation with John Eichman, Town Counsel, this morning. You cannot regulate these towers for aesthetic reasons. We must determine “ascertainable and clearly defined standards” in a regulation. I’m not clear if they (applicant) have submitted a formal application or not. If so, the Selectmen have 90 days to rule on the project. We can provide a bridge policy regulation to give to the Selectmen. Texture, size, color, material and where it can go can be determined in our policy. This bridge policy will need to be provided to the applicant.

B. Watts: AT&T is only one service provider. I am concerned about how many others will want to put towers there also.

R. Hoover: That is a concern of mine also. According to Town Counsel, we could create a policy that the Selectmen would vote on at a public meeting. Then, any applicant would be notified of this policy.

We were asked to get involved by the Board of Selectmen. We need to understand whether or not a formal application has been submitted to the Board of Selectmen. We can provide a bridge policy to the Board of Selectmen, if they would like. If we are going to pursue a formal 2-3 paragraph policy, Jon Eichman will need to write it for the Selectmen with our input. This will go on record with the applicant before they apply.

Member or Public Concern:

H. LaCortiglia: Motion to adjourn.

B. Watts: Second.

Motion carries 5-0; unanimous.

The meeting was adjourned at 9:45pm.