



## *Town of Georgetown*

## *MINUTES*

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3 Committee: Planning Board  
4 Date: March 9, 2022  
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.  
10 Members absent: Joanne Laut.  
11 Staff present: Town Planner, John Cashell, Administrative Assistant, Andrea Thibault.  
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13 Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board  
14 meetings may be found at [www.georgetownma.gov](http://www.georgetownma.gov) and by choosing the Community TV option.  
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17 The Meeting was called to order at 7:00 by Harry LaCortiglia.  
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### **Minutes:**

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22 G. Comiskey: Motion to accept the meeting minutes from February 23, 2022 with edits.  
23 B. Fried: Second.  
24 Motion carries 4-0; via roll call vote. 1 absent.  
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### **Vouchers:**

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29 B. Fried: I move to approve the vouchers for Boston Systems: IT support \$490.00; North of  
30 Boston: legal ads for two public hearings: Erosion and Stormwater Control and Major  
31 Development Review \$1,457.50; and H.L. Graham: technical review Norino Way \$4,000.00.  
32 as cited in our packets and on this meeting's agenda.  
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34 B. Watts: Second.  
35 Motion carries 4-0; via roll call vote. 1 absent.  
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### **Public Hearing: G. Mello Definitive Subdivision 20 Carleton Drive application.**

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41 J. Cashell: There was an error in providing the newspaper notice with the Newburyport News. The  
42 hearing had to be rescheduled and re-advertised to March 23, 2022 at 7pm. with the proper  
43 newspaper notice.  
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45 This hearing will open on March 23, 2022. I will ensure that this error does not happen again.  
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This definitive plan follows the preliminary plan within the seven-month required timeframe, in order to protect zoning. It technically meets the criteria for a definitive plan.

*{Planning Board and Town Planner discuss public hearing notice requirements in MGL of newspaper of general circulation; high cost of publishing; possibility of digital publishing vs. hardcopy newspaper.}*

## **Planning Office:**

### **1. Planning Office budget:**

J. Cashell: All department budgets are stretched. The Town Administrator, Select Board, and Town Accountant are aware of it. All budgets are being carefully monitored. If there is an overrun, it will be taken care of. We are coming up to fiscal year end very tight, because of Zoom costs that were not budgeted. We should not overrun our budget, but in the event that we do, it will be taken care of. Right now, it is very tight.

### **2. MBTA Communities:**

*{Planning Board and Town Planner discuss MA proposed regulations re: distance from adjacent MBTA community; Georgetown's placement and associated requirements in the regulations; 50-acre overlay district requirements; 750 multi-family housing units; municipal sewers; housing/ land use density; 40B developments; whether or not Georgetown is in fact defined correctly as an MBTA adjacent community within 5 miles of public transportation.}*

G. Comiskey: We are listed in MGL as an adjacent community.

J. Cashell: I briefly spoke with Orlando re: Select Board's action. The Select Board has not yet made a decision. They are still looking at whether or not to pursue compliance. The town does not have to comply. If we do not comply, there are three grants that we cannot apply for. Town Counsel's review has said that the town has not participated in these grants in the past.

H. LaCortiglia: The associated grants are the Housing Choice Initiative, Local Capital Projects Funds, and Mass Works, none of which Georgetown has utilized.

J. Cashell: December 2022 is a deadline to specify that we are working toward compliance. Whoever is assigned to the task of complying will have an enormous amount of work to complete. We are not in charge of this.

G. Comiskey: I think that any Board bringing this forward would be very unpopular. You are looking at four Mirra apartment sized complexes.

H. LaCortiglia: It would be much more than that. It would be 150 to 200 acres, and would be difficult to get town meeting voters to approve this type of overlay district, that would comprise about 1/3 of the town.

J. Cashell: The Mass Municipal Association is against it.

G. Comiskey: There were also other parts of the bill, zoning changes and tort reform. There was something about abutters that appeal decision need to put up a \$50,000 bond. I was looking at the water with 750 additional housing units, and I come out with 146,000 additional gallons a day.

J. Cashell: The Select Board is in charge of this and determining whether or not Georgetown wants to comply, and if so, who will be assigned this project of compliance. We are only discussing this tonight.

### **3. Ch 57 Stormwater and Erosion Control and Major Development Review.**

J. Cashell: The Select Board set the Annual Town Meeting on May 2, 2022.

I did forward a report to the Select Board the report that was necessary to finalize the Planning Board's work to consider these amendments to Ch. 57 Stormwater and Erosion Control and Major Development Review as warrant articles.

### **4. Little's Hill demarcation and wetland bounds:**

J. Cashell: Larry Graham earnestly tried to set the time aside for this project, but has said that he just cannot do it. He asked that I convey the message to the Board. We will have to find other means to accomplish that.

H. LaCortiglia: What about the \$1,500.00 that we already paid him?

J. Cashell: I will check into that.

H. LaCortiglia: Did we get any kind of a deliverable yet?

J. Cashell: No.

### **5. 2 Norino Way update:**

J. Cashell: You wanted me to move forward at our last meeting, to hire a consultant to conduct odor and noise peer review.

140 Attorney Mann was adamant that they would need a special permit in order to produce detailed plans  
141 before peer review; and that they will withdraw the application.

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143 I just learned today that the applicant will now agree to pay for this review without a special permit  
144 being issued prior.

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146 *{Planning Board and Town Planner discuss noise and odor peer review administrative issues.}*

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148 B. Fried: So, we will discuss that our next public hearing for that project.

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152 **6. Tenny Street – Site Plan project.**

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154 J. Cashell: There are two upcoming small site plan review projects on Tenny Street. The applications  
155 are still incomplete. They will probably be back in April. The location is the corner of Tenny and  
156 LongHill Road. One site has significant environmental wetland challenges.

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161 Motion to adjourn: B. Fried.

162 Second: G. Comiskey.

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164 Motion carries 4-0; via roll call vote. 1 absent.

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167 Meeting adjourned at 8:05pm.