



## *Town of Georgetown*

## *MINUTES*

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3 Committee: Planning Board  
4 Date: August 24, 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, Joanne Laut, George Comiskey.  
10 Staff present: Town Planner, John Cashell. Administrative 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](http://www.georgetownma.gov) and by choosing the Community TV option.  
14

15 The Meeting was called to order at 7:00 by Harry LaCortiglia.  
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17

### **Minutes:**

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20 B. Watts: Motion to accept the meeting minutes from the August 10, 2022 meeting as  
21 amended.

22 J. Laut: Second.

23 Motion carries 5-0; via roll call vote.  
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### **Vouchers:**

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28 J. Laut: I move to pay the BMO/Zoom invoice for August \$14.99; as cited in our packets and  
29 on this meeting's agenda.

30 B. Watts: Second.

31 Motion carries 5-0; via roll call vote.  
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33 B. Watts: I move to release the final escrow account balance of \$1,198.20 and close the Bailey  
34 Lane OSRD escrow account #8000-258107.

35 J. Laut: Second.

36 Motion carries 5-0; via roll call vote.  
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39 B. Watts: I move to approve the voucher to release final escrow funds for Bailey Lane OSRD  
40 to Symes Development and Permitting LLC; 50 Douglas Street, Peabody, MA in the amount  
41 of \$1,198.20; as cited in our packet and on this week's agenda.

42 J. Laut: Second.

43 Motion carries 5-0; via roll call vote.  
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H. LaCortiglia: Consider the correspondence as read. Please include the resident's letters for 2 Norino Way project in the packet for that hearing on September 14.

B. Fried: My suggestion is to keep each hearing tonight to ½ hour each.

*{Planning Board agrees.}*

**Public Hearing: 93 Tenney Street.**

H. LaCortiglia: Opening this hearing continued from August 10, 2022.

Robert DiBenedetto, Hancock Associates, Engineer for the applicant: We are requesting a waiver for 40% landscaping in the front yard.

G. Comiskey: My feeling is that this requires a variance. I am still not convinced that this can be done through the waiver.

J. Cashell: Site Plan review is not a Special Permit. We don't have a lot of regulatory authority. Site Plan review is not appealable. Ultimately, the decision is up to the building inspector. It can be appealed only to the Zoning Board of Appeals.

*{Planning Board, Town Planner and applicant's engineer discuss waiver request, and applicable building inspector determination.}*

G. Comiskey: Motion to accept the waiver for the landscape plan.

B. Fried: Second.

Motion carries 4-0; 1 abstain; George Comiskey; via roll call vote.

*{Planning Board, Town Planner and Applicant's Engineer discuss mylar sheets they would like recorded, and edits to the draft Notice of Decision.}*

J. Laut: I move to approve the draft decision for 93 Tenney Street, as amended tonight.

B. Fried: Second.

Motion carries 5-0; via roll call vote.

B. Watts: Motion to close the public hearing for 93 Tenney Street.

J. Laut: Second.

Motion carries 5-0; via roll call vote.

**Public Hearing: 91 Tenney Street.**

H. LaCortiglia: Opening the public hearing for 91 Tenney St, continued from August 10, 2022.

Robert DiBenedetto, Hancock Associates, Engineer for the applicant: We are requesting a waiver for 40% landscaping plan.

G. Comiskey: I move to approved the waiver requested for 91 Tenney St.

B. Watts: Second.

Motion carries 4-0; 1 abstain; George Comiskey; via roll call vote.

*{Planning Board, Town Planner and Applicant's Engineer discuss mylar sheets they would like recorded, and edits to the draft Notice of Decision.}*

R. DiBenedetto: Conservation Commission wanted a limit of work line along the utilities. We are planning a wildflower mix on top of the swail.

The temporary easement will be shown on the plan.

H. LaCortiglia: Are there any members of the public that would like to comment?

B. Watts: I move to approve the draft decision for 91 Tenney Street, as amended tonight.

J. Laut: Second.

Motion carries 5-0; via roll call vote.

H. LaCortiglia: Is there a motion to close the public hearing for 91 Tenney Street?

B. Fried: So moved.

B. Watts: Second.

Motion carries 5-0; via roll call vote.

*{5-minute break.}*

### **Public Hearing: G. Mello Disposal, 20 Carleton Drive.**

Nancy McCann, Attorney for the Applicant: I have submitted a letter requesting a continuation without discussion. We are preparing a response to your peer reviewer's comments. I also submitted a Form H extension of time to extend to December 31, 2022.

J. Laut: Motion to approve the Form H extension of time to December 31, 2002.

B. Watts: Second.

Motion carries 5-0; via roll call vote.

H. LaCortiglia: Is there a motion to continue the public hearing to September 28, 2022 in cyberspace?

B. Fried: So moved.

B. Watts: Second.

Motion carries 5-0; via roll call vote.

**Public Hearing: 206 W. Main Street.**

J. Cashell: Reads the public hearing notice into the record.

Nancy McCann, Attorney for the applicant.

Rich Williams, Project Engineer.

Dario Demaro, Architect

Dean Temple, Architect

James Emmanuel, Landscape Architect

G. Comiskey: There was supposed to be concrete bounds installed for the 2001 decision. Were those found?

R. Williams: No.

*{Planning Board member Bruce Fried advised the applicant to consider a new septic system. Planning Board member George Comiskey discussed stormwater concerns.}*

R Williams: *(Presenting plans for the project):* There will be one entrance that is consolidated down from three that are existing. It will be 24 feet wide. The dumpster enclosure is 18x20. We are relocating the catch basins. There will be a 15, 000 sq. ft. reduction impervious pavement.

There will be improvements to the current stormwater system. We will install a new water line along the back of the building. It will be septic. There will be gas service to the units.

H. LaCortiglia: Will the utility service be underground?

R. Williams: Yes. Traffic report is showing 52 total additional trips. For the sight distance, we have almost twice the requirements.

G. Comiskey: Will you be putting in a retaining wall?

R. Williams: Yes.

D. Demaro: There is an 8–10-foot grade change next to the abuttor.

H. LaCortiglia: Will you extend the photometric to represent that?

D. Demaro: Yes.

G. Comiskey: I live nearby. Even though traffic is less than the current use, it is a busy roadway. The sidewalk is across the street. It is a safety concern.

The town is in the engineering phase of E. Main Street improvements.

189 Maybe a blinking light with the highway department?  
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191 R. Williams: Yes, we will look into that. I will call Peter Durkee.  
192  
193 *{Planning Board, Town Planner and applicant's representatives discuss possible cross walk; 37 parking spaces; no*  
194 *public boat access; no garages planned; possible heat pumps; landscape plan.}*  
195  
196 R. Williams: It is a curved and elevated plot with slopes for W. Main Street to the pond. The watering  
197 will be minimal in the island itself. In order to establish the plants and trees we use watering bags.  
198  
199 G. Comiskey: No irrigation system?  
200  
201 R. Williams: No.  
202  
203 H. LaCortiglia: Will the Planning Board want to direct John to have Larry Graham do the site review  
204 and stormwater for us?  
205  
206 *{Planning Board agrees.}*  
207  
208 B. Watts: I can't envision the view from some of these directions. I would like to see the renderings.  
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210 N. McCann: We will work on that for the next meeting we will have a view from all four directions.  
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213 B. Watts: You are creating an inviting common. Non-residents might pull in there to park or picnic.  
214 What are your thoughts?  
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216 N. McCann: This is a condominium and it is private.  
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218 H. LaCortiglia: These do not have garages?  
219  
220 N. McCann: No.  
221  
222 H. LaCortiglia: These are four bedrooms, 2.5 bath, large units. Maybe the developer will consider  
223 electric charging stations?  
224  
225 Are there any members of the public that would like to comment?  
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227 Mark Casper, 207 W. Main Street: The septic issues are a problem. I've lived across the street for 40  
228 years. No one has worked on the septic unless it is an emergency.  
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230 Mike and Maria Horsman, 202 W. Main Street: Is there any pond access proposed?  
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232 N. McCann: No.  
233  
234 H. LaCortiglia: Is there a motion to continue the public hearing to September 28, 2022?  
235  
236 G. Comiskey: So moved.

J. Laut: Second.  
Motion carries 5-0; via roll call vote.

**Planning Office:**

**1. Major Development Review Bylaw.**

G. Comiskey: I think that we should keep moving forward. The bylaw as it stands has holes in it. We have a chance to address climate change that a majority of residents want.

*{Planning Board and Town Planner discuss continuing Major Development Review Bylaw and Committee's next meeting; 2022 MS4 Project; and Fall Town Meeting.}*

Motion to adjourn: B. Fried.  
Second: B. Watts.

Motion carries 5-0; via roll call vote.

Meeting adjourned at 9:51 pm.