



## Town of Georgetown

## MINUTES

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Committee: Planning Board  
Date: May 10, 2023  
Time: 7:00 pm.  
Location: Virtual Meeting via Zoom

Members present: Harry LaCortiglia, Bruce Fried, Bob Watts, Joanne Laut, George Comiskey.  
Staff present: Town Planner, John Cashell, Administrative Assistant, Andrea Thibault.

Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board meetings may be found at [www.georgetownma.gov](http://www.georgetownma.gov) and by choosing the Community TV option.

The Meeting was called to order at 7:03pm by Harry LaCortiglia.

### **Minutes:**

J. Laut: I move to accept the draft minutes from April 12, 2023 meeting as stated in our packets and on this meeting's agenda.

B. Fried: Second.  
Motion carries 5-0; via roll call vote.

### **Vouchers:**

J. Laut: I make a motion to pay the vouchers for BMO/Zoom for April 2023 in the amount of \$15.99; MVPC FY23 Assessment for \$3,375.92 and MVPC MS4 support for \$428.23; as cited in our packets and on this meeting's agenda.

B. Fried: Second.  
Motion carries 5-0; via roll call vote.

### **Public Hearing: 430 Andover Street.**

J. Cashell: This is a special permit for a common driveway, continued from April 27, 2023. The applicant has requested leave to withdraw so they can rethink these plans.

G. Comiskey: Is this withdrawal without prejudice?

J. Cashell: Yes, the applicant has requested the withdrawal to be without prejudice.

47 B. Watts: I move, per the written request of the applicant, to allow leave to withdraw without  
48 prejudice the Special Permit application calling for a common driveway at 430 Andover Street,  
49 shown on Map 1, Lots 1, 2 and 2A.

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51 G. Comiskey: Second.  
52 Motion carries 5-0; via roll call vote.

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54 H. LaCortiglia: I will accept a motion to close the public hearing.

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56 B. Fried: So moved.  
57 B. Watts: Second.  
58 Motion carries 5-0; via roll call vote.

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60 H. LaCortiglia: That hearing is now closed.

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64 **Planning Office:**

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67 **1. Update on MBTA Multi Family Non-Age Restricted Housing.**

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69 J. Cashell: We received a \$20,000.00 grant. We will likely hire Merrimack Valley Planning  
70 Commission (MVPC) as a contractor, they have produced a scope of services. Pending is the sign off  
71 from the state. By August or early September, we will have a draft bylaw, and draft overlay district.

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75 **2. Planning Board Zoning Amendments.**

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77 J. Cashell: All three of our zoning amendments were overwhelmingly supported at town meeting.

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81 **3. Border to Boston Rail Trail update.**

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83 J. Cashell: We submitted the paperwork for the MA DOT contract extension. I have not heard back  
84 from that state yet. Regarding the appraisals, there was only one easement holdup and it has been  
85 resolved.

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87 H. LaCortiglia: I attended the Rec Path meeting as the CPC representative, and they may need more  
88 money to pay for the easements. John, will you please make sure that we know what the timeframes  
89 are?

90  
91 J. Cashell: Yes, and just to be clear. The Shared Use Path, the Rec Path, the Border to Boston, the  
92 Bike Path, the Rail Trail –they are all names for this project. It is for all pedestrians.

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97 **4. FY22 Planning Office Annual Report.**  
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99 J. Cashell: FY22 Annual Report has been completed. It contains all the activity of the Planning  
100 Office.  
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104 **5. Housing Production Plan.**  
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106 J. Cashell: The Affordable Housing Trust met last week with MVPC Planning Staff. They are going  
107 over the inclusionary balance bylaw and will update the AHPP. They are discussing whether to require  
108 10% or 20%.  
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110 Planning Board and Town Planner discuss the number of affordable rental units at the Longview  
111 Apartment complex.  
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115 **6. Parish Commons Open Space Deed.**  
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117 H. LaCortiglia: Has the town, through the Conservation Commission, received the deed for the Open  
118 Space?  
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120 J. Cashell: No, not yet.  
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122 H. LaCortiglia: How are we resolving the church lot and the affordable duplex to be built? That  
123 church lot is approved as a residential lot.  
124

125 J. Cashell: When we get the application, it will be a new plan- an amended Site Plan – and we will start  
126 a new public hearing.  
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128 H. LaCortiglia: When will that be coming in?  
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130 J. Cashell: We do not have a date yet. There is one occupied dwelling, two under construction. Prior  
131 to the 5<sup>th</sup>, he will need to get a building permit for the affordable duplex. He is thinking by December  
132 he will be coming for that permit, and it will be built early spring next year.  
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136 **7. Sedler's Village.**  
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138 J. Cashell: This project is moving forward.  
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143       **8. G. Mello Disposal Corp, Major Development Review application.**  
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145 J. Cashell: As of yesterday, Nancy McCann delivered hard copies of this application. All the plans,  
146 application material, all permits and the traffic study. All the wetland issues have been handled to  
147 date.

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149 G. Comiskey: Have you had discussions with Orlando to see if Jon Eichman, Town Counsel, can be  
150 at that first meeting? I saw that the MDR has been appealed to the Court of Appeals.

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152 J. Cashell: Yes, Jon Eichman can attend. With this Site Plan, there is 65 days to hold the initial public  
153 hearing. They have requested June 14.

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155 H. LaCortiglia: The ideal situation is that this would be the sole item on the agenda. The appeal  
156 decision will not be rendered by then.

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158 J. Cashell: But, the decision regarding the Conservation Commission appeal may be rendered before  
159 then.

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161 All abutting communities get noticed of that hearing once it is scheduled. Regarding the Water  
162 Reserve district and the Conservation Commission litigation – Zone 2 is the closest well head. It is  
163 across the highway on eastern Rt. 95. That is not within the borders of the G. Mello site. It is not  
164 within any well protected district.

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166 H. LaCortiglia: That is good that we will be joined by town counsel.

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168 G. Comiskey: Yes, I am happy that he will be there.  
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172       **9. Tinn Lizzie application.**  
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174 J. Cashell: The Zoning Board of Appeals approved this for 9 units. I will send you the ZBA decision.  
175 You were already sent the plans. The plans for the Planning Board will not be submitted until the end  
176 of June according to Attorney McCann.  
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180       **10. Amended Right of Way Form.**  
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182 J. Cashell: The right of way for Mr. Bussing's land needs the form to be amended per the owner's  
183 attorney. We need three signatures on the revised form. We could deal with this in June.

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185 *{Planning Board and Town Planner discuss cancelling the last meeting in May.}*  
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187       G. Comiskey: Motion to cancel the May 24, 2023 meeting.

188       J. Laut: Second.

189       Motion carries 5-0; via roll call vote.  
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194 B. Fried: Motion to adjourn.  
195 J. Laut: Second.  
196 Motion carries 5-0; via roll call vote.  
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200 Meeting adjourned at 7:52 pm.