



Town of Georgetown

MINUTES

1
2 Committee: Planning Board
3 Date: January 11, 2017
4 Time: 7:00 pm.
5 Location: Georgetown Town Hall, 3rd floor conference room.
6

7 Members present: Rob Hoover, Tillie Evangelista, Bob Watts, Matt Martin.
8 Members absent: Harry LaCortiglia
9 Staff present: Andrea Thibault, Administrative Assistant
10 Guests: Jon Eichman, Town Council
11 Minutes taken by A. Thibault
12 The Meeting was called to order at 7:08 by R. Hoover.
13

Approval of Minutes:

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15 Minutes from the February 10, September 7, September 28, October 26, and December 14, 2016 were
16 reviewed and approved.

17 M. Martin: Motion to approve all minutes with changes as noted.
18 B. Watts: Second.
19 Motion carries 4-0. 1 absent.
20

Correspondence:

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22 1. Town of Rowley Zoning Board of Appeals – Special Permit to install two non-illuminated wall
23 signs 3x10 at 414 Haverhill Street.
- 24 2. Town of Boxford Zoning Board of Appeals – Special Permit to permit an accessory in law
25 apartment at 57 Hickory Lane.
- 26 3. Town of Newbury Planning Board – Modifications to the Site Plan of ERA Equipment 101
27 Newburyport Turnpike.
- 28 4. Town of Rowley Planning Board – Special Permit/Site Plan Review on properties located at 40
29 Dodge Road and 2 Mill Road.
- 30 5. Merrimack Valley Planning Commission New Executive Director.
- 31 6. Letter dated November 9, 2016 re: Determination of small and insignificant modification for
32 11 Martell Way
33

34 R. Hoover: Matt Martin is the alternate Planning Board member for MVPC.
35

Vouchers:

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37 M. Martin: Motion to approve the 5 Staples vouchers for Planning Office supplies.
38 B. Watts: Second.
39 Motion carries 4-0. 1 absent.
40

41 B. Watts: Motion to approve the H.L.Graham voucher for \$535.00.
42 M. Martin: Second.
43 Motion carries 4-0. 1 absent.
44

45 B. Watts: Motion to approve the Boston Systems for \$2230.00 for the Town Planner laptop.

46 M. Martin: Second for discussion.

47 Motion carries 4-0. 1 absent.

48
49 B. Watts: Motion to approve the BSC Group voucher for \$3360.00 for the Georgetown Plaza
50 project.

51 Tillie: Second.

52 *{Planning Board discusses the voucher. Requesting a revision of the bill with clarification regarding the contract.}*

53
54 **Old Business: Healthy Pharms, Inc.**

55 Paul Overgag: Nearing the end of the project and we have a sign off sheet completed for most of the
56 departments for the final occupancy permit. We extend an invitation to come visit us.

57 B. Watts: Motion to authorize H.L. Graham to perform the final review of Healthy Pharms,
58 Inc.

59 M. Martin: Second for discussion.

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61 *{Planning Board discusses lighting, parking lot, paving, signage, fence and rain gardens.}*

62
63 Motion carries 4-0; 1 absent.

64
65 **Public Hearing:** Bailey Lane OSRD: continued from December 14, 2016.

66 M. Martin: Motion to open the Bailey Lane OSRD continued from December 14, 2016.

67 B. Watts: Second.

68 Motion carries 4-0; 1 absent.

69
70 Jeff Ruda: We are back here as part of the result of the appeal process to land court. The application and
71 plan presented here is identical with the exception that this incorporates two changes that were requested
72 by residents. (1) removing the parking area at the trailhead, and (2) adding one piece of signage where trail
73 coming off Lot 4 and Lot5 meets the new trail.

74
75 T. Evangelista: I would like Bailey Lane to be a public road up to our standards.

76
77 M. Martin: Motion to approve the Bailey Lane OSRD concept plan as presented tonight, revision
78 dated 02-10-2016.

79 B. Watts: Second for discussion.

80
81 T. Evangelista: I would like to see the National Heritage line on your definitive.

82 J. Ruda: We will turn that in with the definitive.

83
84 Motion carries 4-0; 1 absent.

85
86 *{Planning Board discusses with Town Council the process of the OSRD decision filing.}*

87
88 **Public Hearing:** Georgetown Plaza: continued from December 14, 2016.

89 T. Evangelista: Motion to open the Public Hearing for Georgetown Plaza, continued from
90 December 14, 2016.

91 M. Martin: Second.

92 Motion carries 4-0; 1 absent.

Present are: Chris Sparagus, Project Engineer, Dominic Rinaldi, BSC Group Consultant, John Smolak, Attorney for Applicant, Paul Frigal, Tighe and Bond Project Engineer.

J. Smolak: This is 2.66 acres in size. The building is not changing in size. We want to add additional parking. Currently we have 62 spaces. We would like to add 28 spaces. We are also adding storm water improvements. The Penn Brook is at the rear of the site. Currently, there is 7,000 feet of remaining space to be leased

D. Rinaldi: BSC report presentation. He discusses traffic report from Tighe and Bond with the Planning Board. Discusses lighting, zoning, and porous pavement, notice of intent with Conservation Commission, signage, exit and entrance issues, and landscape wall.

R. Hoover: Please add your comments regarding the circulation system- the exit and entrance. Is the applicant going to post a bond for the maintenance costs of the porous pavement? Do we have an annual cost estimate? The fence is starting to move. Please check that with the abuttor.

M. Martin: Motion to continue the Georgetown Plaza Public Hearing until February 8, 2017.

T. Evangelista: Second.

Motion carries 4-0; 1 absent.

New Business: Friendly 40B:

R. Hoover: We would like our technical review agent to review your plans. We would have the following questions- In the septic construction plan the drawing is mislabeled. He is pitching all the water with an artificial high point off the property line on to the abuttor's property. You cannot do that.

M. Martin: Motion to create an M-account, in the amount of \$3500.00, for the proposed friendly 40B, for H.L. Graham to perform a technical review of the project per basic health, safety and welfare issues.

T. Evangelista: Second.

Motion carries 4-0; 1 absent.

{Planning Board agrees to re-forward the H.L.Graham report on Maureen Lane to Alan Aulson's attorney, and to keep the ZBA updated with the project.}

Member or Public Concern:

{Planning Board discuss Town Planner position and FY17 Planning Board budget.}

List of Documents and Other Exhibits used at Meeting:

Documents and Other Exhibits used at meeting will be available for review at the Georgetown Planning Office.

Motion to adjourn was made by B. Watts.

M. Martin: Second.

Motion carries 4-0; 1 absent.

The meeting was adjourned at 10:06pm.