



Town of Georgetown

MINUTES

1
2 Committee: Planning Board
3 Date: April 12, 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.

8 Members absent: Harry LaCortiglia, Matt Martin.

9 Staff present: John Cashell, Town Planner.

10 Minutes taken by A. Thibault

11 The Meeting was called to order at 7:00 by R. Hoover.
12

Minutes:

14 B. Watts: Motion to approve the minutes of February 22, 2017.

15 T. Evangelista: Second.

16 Motion carries 3-0; 2 absent.
17

18 B. Watts: Motion to approve the minutes of March 22, 2017.

19 T. Evangelista: Second.

20 Motion carries 3-0; 2 absent.
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Vouchers:

23 B. Watts: Motion to approve postage meter payment for the Planning Office of \$100.00.

24 T. Evangelista: Second.

25 Motion carries 3-0; 2 absent.
26

Correspondence:

- 27
28 1. Town of Boxford Planning Board: Public Hearing to establish a temporary moratorium on
29 recreational marijuana establishments within the Town of Boxford.
30

31 In regard to the above correspondence, the board received a communique from Town Admin., Mike Farrell,
32 in which he conveyed that the Board of Selectmen would like to hold a joint meeting with the Planning
33 Board in order to discuss the creation of a warrant article for next fall's Special Town Meeting, re:
34 Moratorium on recreational marijuana establishments. To this effect, the board voted to have staff schedule
35 said joint meeting with the Board of Selectmen on May 22, 2017.
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37 In addition to the above, the board reviewed an example Warrant Article, re: Temporary Moratorium on
38 Recreational Marijuana Establishment, as provided by Town Counsel, KP Law.
39

- 40 2. Memorandum received from the ZBA, dated April 4, 2017, re: Town Petition to Construct a
41 Water Tower at 11 Long Hill Rd., Map 15/Lot 49.
42

43 Louis Mammolette, Gen. Mgr., GWD was in attendance representing the interests of the GWD
44 concerning the proposed water tower, as same is being reviewed for variances by the Georgetown ZBA.
45 In addition to going over the process involving the ZBA concerning the proposed tower, he also went

over with the board the submission process for Site Plan Review, relative to receiving a special permit to build the tower from the Planning Board. After the preceding discussion, L. Mammolette stated that he would continue working with J. Cashell in regard to submitting the Site Plan application, and, hopefully, be in a position to have the necessary public hearing with the Planning Board scheduled for the May 10, 2017 Planning Board meeting.

3. Town of Boxford Zoning Board of Appeals: variance for installation of 2 electronic solar powered scoreboards at Masco High School.
4. Town of Boxford Zoning Board of Appeals: variance to remove an existing garage and build a new home in the same general location while living in the existing home at 128 Main Street.
5. Town of Boxford Zoning Board of Appeals: special permit to have fewer driveways onto Middleton Road at 230 Middleton Road, Lot 29 and 30.
6. Town of Boxford Planning Board: Public Hearing to consider adoption of amendments to the zoning bylaw to distinguish large wireless communication facilities subject to special permit requirements.

The board reviewed curtesy public hearing notices 3 – 6 with no action needed nor taken.

Public Hearing: Bailey Lane (Bartlett Ct.) 5-Lot OSRD Subdivision.

Site: West side of Bailey Lane, across the street from Mohawk Circle, as shown on the Tax Assessor's Map D as Parcel 6A-1.

Zoning: Residential C - Minimum lot size 80,000 sf and 200 ft. of frontage. OSRD Min. lot size 10,000 sf and 25 ft. of frontage, 25 ft. front & rear setbacks and 20 ft. side. Please refer to §165-54 for additional dimensional requirements.

Purpose of Plan: To depict the proposed subdivision of Parcel 6A-1, Tax Assessor's Map D, consisting of 12.07 acres +/-, into 5 Open Space Residential Development (OSRD) lots. Application Acceptance & Hearing.

Plan under review entitled: Definitive OSRD Bailey Village, Georgetown, MA, prepared by Williams & Sparages, 189 North Main St., Suites 101 & 202, Middleton, MA 01949, dated: January 30, 2017 (no revision date), consisting of Sheets 1 – 9 and Notes 1 – 5 on Sheet 1.

At the outset of this hearing, J. Cashell reported that the Applicant wished to continue the public hearing until the April 26, 2017 Planning Board meeting. He stated that this request was received by the Applicant, in writing, and was submitted into the permanent file for this application. Taking this request into consideration, and agreeing to it in the below-cited motion, the board announced to the members of the public in attendance of the continuance request, and that this evening's verbal notice, in accordance with the provisions of MGL, serves as notice of this continuance, and as such, no further notice of this proposed OSRD shall be afforded to abutting parties of interest.

90 B. Watts: Motion to open and continue the public hearing on the petition to propose a 5-lot
91 OSRD Subdivision application at Bailey Lane, with the subject 12 acre parcel shown on
92 Assessor's Map D, Parcel 6A-1, date specific, to the April 26, 2017 Planning Board meeting.
93 T. Evangelista: Second.
94 Motion carries 3-0; 2 absent.
95

96 **Planning Office:**

97 The Planning Board agreed to continue the discussion of Planning Board membership review to the April
98 26, 2017 meeting.
99

100 **List of Documents and Other Exhibits used at Meeting:**

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

103 Motion to adjourn was made by R. Hoover.

104 B. Watts: Second.

105 Motion carries 3-0; 2 absent.
106

107 The meeting was adjourned at 7:52pm.