



## Town of Georgetown

## MINUTES

---

1  
2 Committee: Planning Board  
3 Date: May 10, 2017  
4 Time: 7:00 pm.  
5 Location: Georgetown Town Hall, 3rd floor conference room.  
6

7 Members present: Rob Hoover, Tillie Evangelista, Matt Martin, Bob Watts.  
8 Members absent: Harry LaCortiglia.  
9 Staff present: John Cashell, Town Planner.  
10 Minutes taken by A. Thibault  
11 The Meeting was called to order at 7:02 by R. Hoover.  
12

### Minutes:

13  
14 M. Martin: I move to approve the draft minutes as written for the April 26, 2017 Planning  
15 Board meeting.  
16 B. Watts: Second.  
17 Motion carries 4-0; 1 absent.  
18

### Vouchers:

19  
20 M. Martin: I move to approve payment for the above cited office printer repair in the amount  
21 of \$105.00 and for said amount to be expended from the equipment planning account  
22 01175510/520000; said payment is further referenced in the associated voucher signed by the  
23 Planning Board and attached herewith, together with the respective invoice totaling \$105.00.  
24 B. Watts: Second.  
25 Motion carries 4-0; 1 absent.  
26

27 M. Martin: Motion to approve payment for the above cited on-line 2017 subscription to Land  
28 Court Reporter in the amount of \$215.00 to be expended from the educational supplies planning  
29 account 01175510/520000; said payment is further referenced in the associated voucher signed  
30 by the Planning Board and attached herewith, together with the respective invoice totaling  
31 \$215.00.  
32 B. Watts: Second.  
33 Motion carries 4-0; 1 absent.  
34

### Correspondence:

35 {Planning Board discussion regarding Turning Leaf Georgetown LLC Tripartite disbursement request.}  
36 M. Martin: Motion to approve the surety reduction request by Turning Leaf Georgetown LLC  
37 (the "Developer"); and said surety reduction is in the amount of \$52,274.00, which shall be  
38 released from Tripartite Agreement-of-Record, entered into on February 24, 2016 among  
39 Turning Leaf Georgetown LLC, a Massachusetts limited liability company with a mailing address  
40 of 189 Main St., Reading MA 01867, and the Planning Board of the Town of Georgetown, MA.  
41 Note: After the reduction of said \$52,274.00, \$253,306.96 shall remain in said agreement,  
42 relative to securing the completion of the Turning Leaf Subdivision roadways and associated  
43 infrastructure.  
44 B. Watts: Second.  
45 Motion carries 4-0, 1 absent.  
46

**Public Hearing:**

Georgetown Plaza - Site Plan Review application: to expand the rear parking area to include 27 parking spaces at the rear of 64-74 East Main Street, located in the RA Zoning District, and as shown on Assessor's Map 11A as Lot 85. Public Hearing continued from the March 22, 2017 Planning Board Meeting.

M. Martin: I move, per the written request of the applicant's attorney John Smolak (letter dated May 3, 2017), to continue the Public Hearing on the Site Plan application to emend the rear parking and outside storage area of the property located at 64-74 East Main Street (aka the Georgetown Plaza); said hearing shall be continued to the June 14, 2017 Planning Board meeting at 7:15pm.

B. Watts: Second.

Motion carries 4-0, 1 absent.

**Public Hearing:**

Georgetown Water Dept.- Site Plan Review application: to construct an elevated water tower at 11 Long Hill Rd., located in the IB Zoning District, and as shown on Assessor's Map 15 as Lot 49. Application Acceptance and Hearing.

T. Evangelista: Motion to open the Public Hearing for the Georgetown Water Dept. Site Plan review to construct an elevated water tower at 11 Long Hill Rd.

B. Watts: Second:

Motion carries 4-0; 1 absent.

Project presentation by Lou Mammolette, Water Department Director, together with GWD Board member, Jeff McClure.

Parties of interest in attendance presenting concerns included: Christopher Wallace, 10 Long Hill Rd. and Michael Reardon, 7 Longview Way.

*{Planning Board discussion with applicant and residents regarding input from other town departments, town master plan, landscape screening/buffer to residential neighborhood plan, inspection and maintenance plan, external lighting, roadway damage and repair.}*

M. Martin: I move to approve the proposed Georgetown Water Department Long Hill Road Water Town located at 11 Long Hill Rd., located in the 1B Zoning District, and as shown on Assessor's Map 15, Lot 49A, Georgetown, MA in accordance with the attached Certificate of Vote and Site Plan Approval with conditions, dated May 10, 2017, and endorsed by the Planning Board with the following additions: that the landscape plan be amended to stagger and enlarge the screening area along the Lon View Way residential abutting neighborhood, that the applicant will provide the 3 year maintenance plan that was referenced in today's meeting, that the lighting schedule will include the exterior light and that any damage done to the road as a result of the construction will be taken care of and corrected by the applicant.

T. Evangelista: Second.

L. Mammolette: May I request that the wording be more specific to state that the landscape plan refers only to the south eastern perimeter of the tank?

M. Martin: So moved.

T. Evangelista: Second.

Motion carries 4-0; 1 absent.

5 Minute Recess.

Town Planner presents revised decision that includes this evening's additions to the Order of Conditions.

R. Hoover: We need a motion to approve and sign the conditions as identified on the May 10, 2017 Certificate of Vote Site Plan Approval with Condition.

M. Martin: So moved.

T. Evangelista: Second.

Motion carries 4-0; 1 absent.

**Planning Office:** Complete Streets Policy.

J. Cashell: I drafted the attached Complete Streets Policy working with Merrimack Valley Planning Commission staff and Peter Durkee at DPW. This policy is scheduled to be heard at the Board of Selectmen meeting on May 22, 2017, which will also coincide with our joint meeting that we have with them. After this policy is approved and forwarded to Mass DOT the next and final step for the certification of complete streets is developing a prioritization plan. That is being worked on as we speak by Peter Durkee- going through the checklist of road improvements and sidewalk improvements that coincide with this particular program. Ultimately, it can lead to upwards of \$400,000 initially of road improvement funds that are based on federal and state funding through DOT.

**Member or Public Concern:**

*{Planning Board discussion regarding membership composition, the 9 month absence of member Harry LaCortiglia, and the details of the draft memo to H. LaCortiglia from the Planning Board.}*

**??? MOTION???**

M. Martin: Second.

Motion carries 3-1; 1 opposed.

**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 M. Martin.

B. Watts: Second.

Motion carries 4-0; 1 absent.

The meeting was adjourned at 9:22pm.