



Town of Georgetown

MINUTES

1

2 Committee: Planning Board

3 Date: September 13, 2017

4 Time: 7:00 pm.

5 Location: Georgetown Town Hall, 3rd floor conference room.

6

7 Members present: Rob Hoover, Tillie Evangelista, Harry LaCortiglia, Matt Martin.

8 Members absent: Bob Watts.

9 Staff present: John Cashell, Town Planner.

10 Minutes transcribed by A. Thibault.

11 The Meeting was called to order at 7:05 by R. Hoover.

12

13 R. Hoover: I would like to notify the residents present that Bailey Lane project has requested that all
14 five Planning Board members be present. So we will be continuing that meeting until September 27.

15

Minutes:

17 T. Evangelista: Motion to approve the minutes for July 12, 2017 Planning Board meeting.

18 H. LaCortiglia: Second.

19 Motion carries 4-0; 1 absent.

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21 T. Evangelista: Motion to approve the minutes for August 23, 2017 Planning Board meeting.

22 H. LaCortiglia: Second.

23 Motion carries 4-0; 1 absent.

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Vouchers:

26 M. Martin: Motion to approve the voucher to H.L. Graham Assoc. for \$1,500.00 invoice
27 #171223.

28 T. Evangelista: Second.

29 Motion carries 3-0; 1 absent; 1 recused.

30

31 H. LaCortiglia: Would the record please reflect that I am recused from this matter.

32

33 H. LaCortiglia: Motion to approve the voucher to the MA Association of Planning Directors
34 for \$90.00.

35 T. Evangelista: Second.

36 Motion carries 4-0; 1 absent.

37

38 H. LaCortiglia: Motion to approve the voucher for \$70.00 for the employment listing with MA
39 Municipal Association for the Town Planner.

40 M. Martin: Second.

41 Motion carries 4-0; 1 absent.

42

43 M. Martin: Motion to approve the voucher in the amount of \$328.25 for North of Boston
44 legal ad for 1A/1B Rear Spaulding Road.

45 H. LaCortiglia: Second.

46 Motion carries 4-0; 1 absent.

T. Evangelista: Motion to approve the voucher for \$76.75 for Planning Office supplies from Staples.

H. LaCortiglia: Second.

Motion carries 4-0; 1 absent.

Correspondence:

R. Hoover: We need to sign our updated registry for the Essex County Registry of Deeds.
{*Planning Board signs registry form.*}

Sureties: Palmer Lane Definitive Subdivision and Special Permit Surety; RE: Amend Surety amount.

H. LaCortiglia: Please let the record show that I recuse myself.

J. Cashell: We established a surety for \$122,420.00. The accurate amount was \$107,789.00.06. So we need to amend that in accordance with the most recent regulations for establishing sureties. Dating back to the July 12 meeting, the Planning Board voted to allow the Chairman to execute Form I and Form K in the event the Board did vote to reduce the surety.

M. Martin: I move to reduce the presently established Palmer Lane Subdivision cash surety of \$122,420.00 to \$107,789.06; this amended sum accurately represents the surety necessary to complete all of the remaining work items associated with this subdivision, pursuant to 365-27 of the Planning Board's Subdivision regulations, and in accordance with the actual cost to complete this subdivision in 1 year, as provided by the Town's Consultant Engineer, Dave Varga. Note: said surety shall be reviewed and adjusted annually, relative to the actual cost to complete all remaining work items multiplied at a 5% annual inflation rate.

T. Evangelista: Second.

Motion carries 3-0; 1 absent, 1 recused.

R. Hoover: Please notify the Palmer Lane developer to maintain the yard of the home that is right up front. It looks like an abandoned site.

Other Business: 36/64 Elm Street lot line adjustment.

{*Town Planner and Planning Board review plans and discuss lot line adjustment questions and issues.*}

J. Cashell: They are not creating any new lots. They are not changing any front lot lines. They are just adjusting interior lot lines. They own both properties.

R. Hoover: What is not clear, and what Harry has identified as an issue—Lot 46 is very clear. When you look at Lot 47 and Lot 48 on the one hand the note associated with Lot 48 clearly says Parcels 1 and 2 are combined. Yet then the note above indicates Parcel 1 as a separate entity.

The total outside boundary is owned by one person and is still owned by one person (with the lot line adjustment). It is clearly an internal boundary lot line adjustment. The plan is just not clear. I don't want to set up the Assessor's Office with the possibility of a lot appearing/disappearing that shouldn't have. If Lot 47 and Lot 48 are not combined, the notes on the plan need to be clear.

91 {Town Planner and Planning Board further discussion regarding the inconsistencies in the plan, the need for Assessor's input
92 and how to best resolve the issues raised.}

93
94 M. Martin: Motion to deny the ANR/LLA Plan and further move to waive the application fee for
95 the applicant to resubmit the plan and encourage the applicant to appear at the scheduled Planning
96 Board meeting.

97 H. LaCortiglia: Second.

98 Motion carries 4-0; 1 absent.

99
100 R. Hoover: John, will you notify the applicant that they should coordinate with the Assessor's Office in
101 terms of some type of sign off that the Assessor is comfortable with how they are going to number this
102 new lot considering they are combining the two lots.

103
104 **Public Hearing:** Symes Development and Permitting LLC Special Permit Application for a 5-lot
105 Open Space Residential Development (OSRD) Definitive Subdivision.

106 R. Hoover: I am looking for a motion to open the Public Hearing for Bailey Lane OSRD for
107 purposes only of rescheduling.

108 M. Martin: So moved.

109 H. LaCortiglia: Second.

110 Motion carries 4-0; 1 absent.

111
112 H. LaCortiglia: Motion to continue the OSRD for Baily Lane Special Permit to September
113 27, 2017 at 7:15pm.

114 M. Martin: Second.

115 Motion carries 4-0; 1 absent.

116
117 **New Business:** 1&2 Heather Road.

118 H. LaCortiglia: Motion to accept the application for 1&2 Heather Road Subdivision application.

119 M. Martin: Second.

120 Motion carries 4-0; 1 absent.

121
122 J. Cashell: This application is to consider establishing the boundaries of the private road known as
123 Heather Road within the boundaries of 1&2 Heather Road; and to subdivide Lot 74 and into 2 separate
124 lots- Lot 74A of 6.6 acre parcel and the second lot – 74B .86 acres.

125 {John Cashell reads Public Hearing notice into the record.}

126
127 Bob Grasso, Engineering Services presents the plan for the applicant.

128
129 {Town Planner, Planning Board, Applicant and Applicant's Representative discuss the plan, questions, and issues.}

130
131 H. LaCortiglia: Motion for a site walk. It looks like we are being asked to turn this into an approved
132 subdivision roadway under the subdivision control law. We are being asked to waive every regulation
133 we have.

T. Evangelista: I would like to see the applicant's legal opinion in writing. Please provide that. I have researched this. Everyone else on Heather Road has done an ANR. I will not approve throwing out all the subdivision regulations for a project anywhere. One of the old deeds details a permanent easement there for 20 feet of access and utilities. And, do you have a special permit for 2 houses on 1 lot?

{Town Planner, Planning Board, Applicant and Applicant's Representative further discuss issues. The applicant agrees to a Site Walk at each Planning Board member's convenience.}

H. LaCortiglia: Motion to continue the Public Hearing for the definitive subdivision 1&2 Heather Road to October 11, 2017 at 7:20pm.

M. Martin: Second.

Motion carries 4-0; 1 absent.

H. LaCortiglia: Motion to accept the Form H, extension of time through December 31, 2017.

M. Martin: Second.

Motion carries 4-0; 1 absent.

Planning Office:

{Town Planner and Planning Board discuss the proposed zoning amendment for fall Town Meeting and OSRD bylaw comments from Conservation Commission and Building Inspector.}

M. Martin: For the affordable component, will you ask the Trust if they have any comments?

Motion to adjourn was made by H. LaCortiglia.

T. Evangelista: Second.

Motion carries 4-0; 1 absent.

The meeting was adjourned at 9:05pm.