



Town of Georgetown

MINUTES

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2 Committee: Planning Board
3 Date: September 12, 2018
4 Time: 7:00 pm.
5 Location: Georgetown Town Hall, 3rd floor conference room.

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7 Members present: Rob Hoover, Harry LaCortiglia, Tillie Evangelista, Joanne Laut.
8 Staff present: John Cashell, Town Planner.
9 Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board
10 meetings may be found at www.georgetownma.gov and by choosing the Community TV option.
11 The Meeting was called to order at 7:01 by R. Hoover.

Minutes:

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14 H. LaCortiglia: Motion to approve the draft minutes for August 22, 2018 with any corrections
15 noted.
16 J. Laut: Second.
17 Motion carries 4-0; 1 absent.
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Vouchers:

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20 H. LaCortiglia: Motion to approve the voucher for H.L. Graham Assoc. technical review of
21 Parish Road OSRD in the amounts of \$750.00 and \$2570.00 for a total of \$3320.00.
22 J. Laut: Second.
23 Motion carries 4-0; 1 absent.
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25 H. LaCortiglia: Motion to approve the voucher for MVPC MIMAP FY19 for in the amount of
26 \$2000.00.
27 J. Laut: Second.
28 Motion carries 4-0; 1 absent.
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Correspondence:

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31 *{By unanimous consent the Planning Board agrees to consider correspondence as read and continue to the Public Hearing*
32 *for Parish Road OSRD.}*
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Public Hearing Parish Road OSRD:

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35 H. LaCortiglia: Motion to open the Public Hearing for the OSRD Site Plan Application for 66
36 Parish Road Estates.
37 T. Evangelista: Second.
38 Motion carries 4-0; 1 absent.
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40 J. Cashell: Read the Public Hearing Notice into the public record. This past spring the Planning Board
41 approved the Special Permit application for the concept plan for this OSRD. What was agreed to be
42 approved at that point was for these 10 free standing houses to be developed on a condo style
43 development, with minimal impacts on the property. This is the initial Public Hearing on the Site Plan
44 application. It is a Site Plan as opposed to a definitive subdivision plan because there are no new lots
45 created. It is one big approx. 40 acre parcel of land of which the developer in accordance with the

concept Special Permit Plan is going to develop a certain number of acres with the remaining approx. 30 acres dedicated as Open Space.

There is not a subdivision of land involved. This is one parcel being utilized for the OSRD with the vast bulk of the acreage being dedicated for permanent open space.

{Planning Board, Town Planner, Town Technical Review Agent (Larry Graham), and Applicant, Applicant's Attorney and Engineer discuss: project design; septic; stormwater; raingardens; wetland restoration and enhancement; landscaping, grading and drainage; parking for Open Space public access walking trails; water, sewer and power utilities; operation and maintenance plan for wetlands restoration and for how long; baseline plan for meadow restoration; condo association documents; roadway, length of road, turnarounds, emergency vehicle access; Open Space deed; water system design- looping, who is responsible for water pipes; passive recreational walking trails as opposed to ATV trails;

Larry Graham: Review of July 23 technical review letter to the Planning Board.

Scott Edwards, member of Public: My concerns are with the bridge. There have been a couple of bad accidents including a fatality on that road. It is windy with blind turns. It is a cut through. Now that the road will be improved and paved, and the bridge, I think we will have a problem. Larkin and Parish Road are not designed for the traffic it is going to see. It is a commuter cut through to the highway. It is hard to do a traffic study with the bridge closed.

R. Hoover: Nancy, will you confirm the reasoning behind the portion parallel to Larkin is being given to Open Space?

H. LaCortiglia: Motion to continue the OSRD Site Plan for 66 Parish Road to October 10, 2018 at 7:10pm.

J. Laut: Second.

Motion carries 4-0; 1 absent.

ANR:

1. Hampshire Lane Proposed 3-Lot ANR Plan.

{Town Planner, Planning Board and Applicant's representative discuss the plan.}

James Ogden, 32 Thurlow Street, on behalf of the applicant.

J. Cashell: My opinion is that this is one of those situations that is a legal void. They want to convey Lots 1 and 2, and retain Lot 3.

There is no way anything can be built on any of these 3 lots. This is a conveyance plan. As an ANR, this is where the law is in a voided territory. I would suggest more time, to have Town Counsel review.

H. LaCortiglia: Motion to withhold endorsement on this ANR plan.

T. Evangelista: Second.

Motion carries 4-0; 1 absent.

Planning Office:

93 R. Hoover: For the Healthy Pharms, Inc traffic report, will you please mention to them that I wanted
94 to see how it related to additional parking requirements?

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96 H. LaCortiglia: Motion to adjourn.

97 T. Evangelista: Second.

98 Motion carries 4-0; 1 absent.

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101 The meeting was adjourned at 9:15pm.