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2 Committee: Planning Board
3 Date: August 24, 2016
4 Time: 7:00 pm.
5 Location: Georgetown Town Hall, 3rd floor conference room.

6
7 Members present: Chairman Pro Tem Harry LaCortiglia, Rob Hoover, Tillie Evangelista, Bob Watts,
8 Matt Martin.

9 Minutes taken by M. Martin.

10 The Meeting was called to order at 7:05pm by H. LaCortiglia.

11 B. Watts arrived at 7:07.

12

13 **Approval of Minutes:**

14 Minutes from the August 10, 2016 meeting were reviewed and approved.

15 T. Evangelista: Motion to approve minutes of August 10, 2016.

16 R. Hoover: Second.

17 Motion carries 4-0. 1 absent. B. Watts.

18

19 Minutes from the July 27, 2016 meeting were reviewed and approved.

20 R. Hoover: Motion to approve minutes of July 27, 2016.

21 M. Martin: Second.

22 Motion carries 4-0; 1 abstain. T. Evangelista.

23

24 Minutes from the May 25, 2016 meeting were reviewed and approved.

25 R. Hoover: Motion to approve minutes of May 25, 2016.

26 B. Watts: Second.

27 Motion carries 4-0; 1 abstain. M. Martin

28

29 **Correspondence:**

30 Project proposal for new laptop in Planning Office.

31 T. Evangelista: Motion to authorize the Town Planner to purchase a new laptop, price not to
32 exceed, \$2,300.00.

33 M. Martin: Second.

34 Motion carries - 5-0; unanimous.

35

36 **Vouchers:**

37 None.

38

39 **Old Business:**

40 1. **27 Pillsbury and 23 Pillsbury**

41

42 Mr. Cavatorta and Allen Aulson

43

44 H. LaCortiglia: The previous plan had a problem with assessor's reference. References are now
45 correct.

46 B. Watts: Motion to endorse the plan.

47 T. Evangelista: Second.
48 Motion carries 4-0; 1 abstain. R. Hoover.

49
50 {Developer to bring mylars to 9/14/16 meeting.}

51
52 **2. Endorsement for Palmer Lane**

53 Anthony Franciosa – submitted Forms G, M, and N.
54 Attempting to record decision – need to substitute pages that were missing and written on.

55
56 M. Martin: Motion to accept the clean version of the plan, as provided in the planning board
57 packet, as the original decision, signed by the planning board on or about June 22, 2016.

58 B. Watts: Second.
59 Motion carries 4-0; 1 abstain. H. LaCortiglia

60
61 T. Franciosa: Existing building – property is under agreement, - wants to exclude existing home apart
62 from Form G.

63
64 R. Hoover: Motion to accept the revised Form G covenant as presented, exempting Lot 15 as
65 shown on said plan.

66 B. Watts: Second.
67 Motion carries 4-0; 1 abstain. H. LaCortiglia.

68
69 Original decision to be provided tomorrow morning. Developer will bring the mylars to the next
70 meeting.

71
72 **3. Chaplin Hills:**

73 T. Evangelista: Motion to authorize to sign the Form H extension of time for Chaplin Hills
74 Special Permit and preliminary sub division decision.

75 R. Hoover: Second.
76 Motion carries 5-0; unanimous.

77
78 **4. Update to groundwater protection bylaw:**

79
80 H. LaCortiglia: Need to change reference to Chapter 57 Erosion Control to Chapter 165 Groundwater
81 Protection District, Section 42.

82 H. LaCortiglia: Motion to authorize publication of hearing notice on Zoning Amendment
83 with corrected references.

84 B. Watts: Second.
85 Motion carries 5-0; unanimous.

86
87 **New business –**

88 **1. 401 East Main Street- Healthy Pharms Partial Occupancy permit:**

89
90 Nathaniel Averial, Tony Capachietti, Hayes Engineering, Paul Over gag, Healthy Pharms.

91
92 Cultivation area complete. Looking to get permit to start cultivation. Will be 6 months before there is
93 usable product. Security is complete for the 5 rooms. Once seeds on site, required to follow DPH

94 regulations for staff, people on site, etc. Key cards are in. Fence is being completed. Cleaned up storm
95 water. Repaving parking lot and construction of the rain garden need to be completed.

96 T. Evangelista: Has the fire department signed off?

97

98 H. LaCortiglia: Have the plans been recorded? Fire Flow test from page 6 of the decision? Review by
99 the site engineer? I would like to send Larry Graham and get sign off that the partial would not be
100 detrimental to the town.

101 R. Hoover: Motion to authorize Rob Hoover the chair to sign the temporary occupancy
102 permit for the Planning Board after reviewing a. fire flow test results, b. proof or recording the
103 plan, and c. memo from town's technical review agent that the partial permit would not be
104 detrimental to the town.

105 M. Martin: Second.

106 Motion carries 4-1. T. Evangelista opposed.

107

108 **2. Strategic Plan meeting:**

109

110 R. Hoover: All department heads. Led by Phil Tripani. Repeatedly stated need for economic
111 development. Need everyone to buy in to implementation. Everything will be put together and the
112 public will have another chance to comment.

113

114 T. Evangelista: Looking to improve on vision statements.

115

116 **3. Procedural Rules of the Planning Board:**

117 On Agenda for September 7, 2016 meeting.

118

119 **4. Minutes tracker:**

120 Harry provided a spreadsheet regarding the minutes to keep track of what needs to be finished.

121

122 **5. Planning Office:**

123 Town Planner will be out for the next two weeks.

124

125 Motion to authorize Harry to offer Andrea up to an additional 10 hours per week for the next
126 weeks at her discretion, at the personnel director's discretion.

127

128

129 **Member or Public Report:**

130 None.

131

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

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

135 Motion to adjourn was made by M. Martin.

136 B. Watts: Second.

137 Motion carries 5-0; unanimous.

138

139 The meeting was adjourned at 8:41pm.

140

141 .