

Town of Georgetown

Planning Office  
1 Library Street  
Georgetown, MA 01833



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2020 JAN 23 AM 9:10

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RECEIVED  
TOWN CLERK  
GEORGETOWN, MA

Kerri McManus  
Town Clerk  
Georgetown Memorial Town Hall  
1 Library Street  
Georgetown, MA 01883

**Re: Triple Quality Development, LLC – 51 West Main Street, Georgetown, MA 01833  
Certificate of Vote Site Plan Approval with Conditions**

Dear Ms. McManus:


At a meeting of the Planning Board held on January 22, 2020, the Board voted to **APPROVE WITH CONDITIONS** the application of Triple Quality Development, LLC and John Colantoni for Site Plan Approval to allow the restoration and redevelopment of the commercial building for multi-tenanted commercial use and construction of seven (7) new residential units for a project located at 51 West Main Street, Georgetown Assessor's Map 11A Lot 32, pursuant to Section 165-83.B(1) of the Georgetown Zoning Bylaw, Please find attached to this Certificate of Vote granting Site Plan Approval with Conditions.

Respectfully,

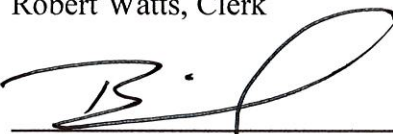
Georgetown Planning Board

  
Harry LaCortiglia, Chairman

Matilda Evangelista, Vice Chairman

  
Joanne Laut, Member

Robert Watts, Clerk

  
Bruce Fried, Member

cc: ☐ Conservation Commission  
☐ Highway Surveyor  
☐ Board of Health  
☐ Building Inspector  
☐ Police Chief  
☐ Fire Chief

☐ Light Department  
☐ Water Department  
☐ Assessor  
☐ Zoning Board of Appeals  
☐ CNLV CVGTNMA LLC  
☐ Planning Office: SPA-\_\_\_\_\_

At a meeting of the Planning Board held on May 23, 2019; continued to June 26, 2019 at which no testimony was given; continued to September 11, 2019, November 13, 2019, January 8, 2020, and January 22, 2020, the Board, consisting of members: Harry LaCortiglia, Matilda Evangelista, Robert Watts, Joanne Laut, and Bruce Fried, voted unanimously to **APPROVE WITH CONDITIONS** the application of Triple Quality Development, LLC and John Colantoni for Site Plan Approval to allow for the restoration and redevelopment of the existing mixed use commercial building, and construction of an apartment house as defined under the Zoning Bylaw consisting of seven (7) new residential units on the property located at 51 W. Main Street, pursuant to Section 165-83.B(1) of the Zoning Bylaw; the subject property is located at 51 West Main Street, Georgetown Assessor's Map 11A Lot 32. The Site Plan Approval application was filed with the Planning Board and Town Clerk on April 10, 2019.

The proposed commercial and residential project cited above is depicted on plans entitled: "Site Plan Review & Notice of Intent Plans 51 West Main Street Georgetown, MA" prepared for Applicant Triple Quality Development, LLC 342 Linebrook Road, Ipswich, M 01930; Prepared by ASB Design Group, LLC dated 3-31-19 and revised through January 13, 2020 Sheets 1-9; Landscaping Plan Sheet L1; and "Condominiums At 51 West Main Street, Georgetown, MA" prepare by Dugger Development Services, 25 Beach Road, Gloucester, MA 01930, dated August 1, 2018, and Photometric Plan prepared by Illuminate dated January 10, 2020 (hereinafter collectively referred to as the "Plan").

The Permit Holder submitted a complete application, which was noticed and reviewed in accordance with §165-83 Site Plan Approval and §165-71 Inclusionary Housing Balance Bylaw, of the Georgetown Zoning Bylaws.

The Planning Board reviewed the Site Plan and supporting documents and makes the following findings as required by §165-83 of the Zoning Bylaws:

#### **FINDINGS:**

1. The Planning Board reviewed the Site Plan and supporting documents and finds that the Site Plan reasonably fulfills the objectives under §165-83.P (1-10)
2. The location of buildings, uses and other site development are properly located on the site and maintains the historic building along the streetscape.
3. Adjacent properties are protected from nuisance caused by noise, fumes, and glare of lights and from detracting visual features, and the project will provide an improvement relative to the considerations over existing conditions based upon the position of the existing and proposed buildings, and the additional screening and landscaping features being provided.
4. Unique man-made features and significant natural features on the site are preserved as much as possible as the project provides for renovation and restoration of the existing historic structure, and the maintenance and enhancement of the wetlands.
5. Pedestrian ways, access driveways, loading and parking facilities are properly designed and operated for public and resident convenience and safety.



6. The project, as approved, maintains the village like character of the Town by considering the architectural style and its relation to the prevailing character and scale of buildings in the neighborhood; the proposed buildings and site improvements shall relate harmoniously with the surrounding area; the restoration of the historic structure maintains the character of the Town as well as the streetscape along a visible town corridor; and the proposed residential building reflects the architectural character of the historic commercial building.
7. Water resources are protected from depletion and contamination, including drinking water supplies, watershed protection land, aquifers and the Parker River and its tributaries, based upon the site improvements shown on the Plans including the provision for stormwater management on the site which currently has no stormwater treatment.

**SPECIAL CONDITIONS:**

1. All pavement on-site shall be maintained in a manner appropriate to serve its intended purpose and in relation to maintaining proper management and control of stormwater.
2. The Applicant, its successor including any condominium association shall
  - a. maintain the on-site soil absorption system (septic system) in accordance with the design and maintenance protocols approved by the Georgetown Board of Health.
  - b. maintain the stormwater management system in accordance "Operation & Maintenance Plan: Post Construction" document provided in the "Project Data/Report Accompanying Site Plan Review and Notice of Intent prepare by ASB Design Group LLD dated March 2019.
3. Any condominium documents shall include as an Exhibit to the Master Deed this Site Plan Approval Decision.
4. This Project is subject to the Inclusionary Housing Balance Bylaw (Section 165-71 of the Zoning Bylaw). The Project, with a total of 7 residential ownership units, has a fractional affordable housing unit calculation of 0.7. The Developer agrees to provide compliance with the Inclusionary Housing Balance Bylaw by providing housing contribution payments pursuant to Section 165-71.F as follows:
  - a. As each dwelling unit within the Project is sold, a contribution calculated using the formula stated in Section 165-71.F.3 shall be applied resulting in a payment at the time of closing to the Affordable Housing Trust in the amount of the greater of \$20,000 or 4% of the Purchase Price, known as the Market Sales Price; in no event shall the contribution be less than \$20,000 per dwelling unit sale.
  - b. The Developer's performance hereunder shall be secured by a first Mortgage held by the Georgetown Planning Board on each of the 7 residential units which Mortgage shall be in place prior to the issuance of the first residential unit occupancy permit.

Triple Quality Development, LLC  
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- c. A Partial Release of Mortgage for each unit shall be executed by the Georgetown Planning Board at the time execution of the Mortgage and will be held in escrow by the Georgetown Town Planner who is authorized and directed to release from escrow the corresponding Partial Release of Mortgage at the time of each sale and after verification of payment of the affordable housing contribution to the Affordable Housing Trust.
5. The final Plan must be issued on mylar(s) then reviewed and approved by the Planning Board and/or its' agent(s).
6. The Planning Board will endorse the project with application of signatures to the approved site plan(s) mylar(s).
7. The Permit Holder must submit this decision to the Town Clerk and record the certified decision at the Registry of Deeds and required signed site plan(s) mylars.
8. A paper copy set of the signed and recorded site plan(s) and other plans requested by the Planning Board (if any) shall be delivered to the Planning Office.
9. All infrastructure improvements, including but not limited to, commercial and residential buildings, road and intersection construction, monuments, water service, stormwater drainage & treatment structures, walls, utility poles & street lights, tree plantings, turnarounds, signage and pavement markings etc. shall be constructed/installed as shown on the Plan.
10. The Applicant shall have the right to construct and occupy the project in two phases: commercial units phase and residential units phase.
11. Occupancy Permits for the commercial and/or residential dwelling units may be issued provided there has been establishment of a surety, determined sufficient by the Planning Board to ensure the completion of access driveway, utility installation and all unfinished Site Work shown on the Site Plan in its entirety or as otherwise determined by the Planning Board sufficient for individual unit conveyance purposes.
12. The address of the entire property will remain "51 West Main Street"; the commercial units will be designated as 51 West Main Street, Suite 1; Suite 2 etc. The residential units will have an address of 51 West Main Street, Unit 1; Unit 2; Unit 3 etc. This format is in keeping with the uniform addressing format that the Fire Department is implementing throughout Georgetown.
13. In the area of the meadow restoration, the existing soil will be tilled to 18 to 24 inches below grade. The soils will be augmented with 1 part sand and 1 part organic compost. This blended soil will become the planting media for the meadow restoration area. The tilling and



augmenting of the surface soil will reduce the current compacted layers and facilitate infiltration to the subsurface soils. The increase in organic content of the soil will facilitate plant growth and vigor.

14. Parking for the final uses/occupancy of the building(s) shown on the Plan shall be limited to the number of parking spaces specified on Sheet C3, i.e., 21 residential spaces and 25 commercial/retail spaces.

**Construction Operation:**

1. Prior to any work, on-site erosion control shall be in place and approved by the Town of Georgetown Town Planner. The Site Inspecting Engineer will make weekly inspections as needed during active periods of construction and to confirm that erosion control has been maintained.
2. A preconstruction conference shall be held with the General Contractor, Applicant, Town Planner, Technical Review Agent (TRA), Site Inspecting Engineer (SIE), and available Planning Board members.
3. During any onsite construction, the site must be kept clean and swept regularly.
4. The hours for construction shall be limited to between 7:00 A.M. and 7:00 P.M. Monday through Saturday.
5. Any excavation activities shall require the contractor to contact Dig Safe at least 72 hours prior to commencing any excavation.
6. Any snow accumulation from the parking areas or driveways that cannot be accommodated on site will be removed from the site; this condition shall be contained in the condominium documents.
7. Trash removal shall be provided by a private trash collection contractor.
8. Utilities and municipal services shall be installed underground as required and specified by the respective utility companies;
  - (a) The Site Inspecting Engineer will make periodic site visits during stripping, cut and fill; and
  - (b) The burial of stumps and woody debris is prohibited; and

- (c) The Site Inspecting Engineer shall perform daily site visits as scheduled, required or requested by the Planning Board during the active installation of drainage structures, etc. All drainage pipe and structures must be field checked for proper elevation and pitch as per plan and approved by the Site Inspecting Engineer and Town of Georgetown Highway Department prior to back filling;
- (d) The Site Inspecting Engineer shall provide to the Board a monthly summary of construction activity. The Site Inspecting Engineer shall provide the Board a monthly Master Detailed Invoice Table (MDIT), summarizing of construction-related activities on the project, the hours allocated to each activity and the responsible party used for the inspection service.
- (e) The Site Inspecting Engineer shall provide final site visits for preparing "punch lists" or to verify As-Built Plans will be conducted as requested by the Board.
- (f) In connection with the construction of the site as approved (dirt, wood, construction material, excavated materials and soil stockpiles etc.) must be shown on a plan and reviewed and approved by the Planning Staff. Any approved piles must remain covered at all times to minimize any dust problems that may occur with adjacent properties.

**Prior to issuance and verification of the Certificate of Occupancy:**

1. The Permit Holder must submit a letter from the architect and engineer of the project stating that the building, landscaping, lighting and site layout substantially comply with the plans referenced in this decision as endorsed by the Planning Board or a Performance Security in an amount to be determined by the Applicant and approved by the Planning Board to secure completion of the site work has been posted.
2. The site must comply with applicable State fire and building codes.
3. The Planning Staff, Planning Board and/or Site Engineer may review the site.

**Prior to Planning Department sign-off on any Building Permit:**

- a) The Applicant shall provide a Project Contact List with updates, as necessary, listing: names, addresses and phone numbers of all parties associated with the design and construction of the project.
- b) A copy of the approved Board of Health septic system plan must be provided to the Planning Office.

**Prior to any Occupancy Permits being issued:**

- a) A Performance Security in an amount to be determined by the Applicant and approved by the Planning Board shall be posted to ensure completion of the site work in accordance with the Plan. The surety must be a form acceptable to the Georgetown Planning Board. Items covered by the surety may include, but shall not be limited to:
  - i) as-built drawings
  - ii) Utilities, including exterior light poles
  - iii) landscaping and site work
  - iv) lot and site erosion control
  - v) driveway installation and paving, pavement markings and signage
  - vi) site screening and street trees
  - vii) drainage facilities
  - viii) site restoration
  - ix) final site cleanup
- b. Permanent dwelling unit number must be posted on the dwelling as required by the fire department.

**Provisions:**

1. Any action by a Town Board, Commission, or Department, which requires changes in the plan or design of the building, as presented to the Planning Board, may be subject to modification by the Planning Board; and,
2. This decision does not invalidate any previous conditions required by any other permit granting authority relative to the subject property.

**Expiration of Approval:**

This Site Plan Approval shall be deemed to have lapsed on the 23d of January 2022, which date is two years from the date of filing of this decision with the Georgetown Town Clerk unless substantial use provided by this decision has commenced. Substantial use will be determined by a majority vote of the Planning Board.

**Documents considered in Decision:**

1. The following engineer drawings and plans shall be deemed part of the decision:

Site Plan Review & Notice of Intent Plans 51 West Main Street Georgetown, MA prepared for Applicant Triple Quality Development, LLC 342 Linebrook Road, Ipswich, M 01930; Prepared by ASB Design Group, LLC dated 3-31-19 and revised through January 12, 2020



Triple Quality Development, LLC

51 West Main Street

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Sheets 1-9; Landscaping Plan Sheet L1; and

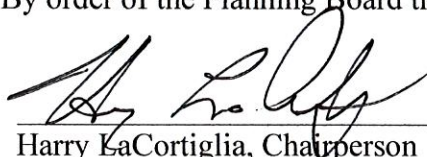
"Condominiums At 51 West main Street, Georgetown, MA prepare by Dugger development Services 25 Beach Road, Gloucester, MA 01930, dated August 1, 2018, consisting of sheet A-4; Photometric Plan prepared by Illuminate dated January 10, 2020.

2. The following owner provided information shall be deemed part of the decision:

- (a) Testimony, presentations and documents submitted during Public Hearings of May 23, 2019, September 11, 2019, November 13, 2019, January 8, 2020 and January 22, 2020.
- (b) Letters and other documents submitted by the Applicant, municipal staff and consultants thereof, commencing on April 10, 2019, and leading up to January 22, 2020, including any and all email correspondence received at the Planning Office.
- (c) Written and verbal testimony of residents and other concerned parties, including Town department heads and/or staff and presented to the Planning Office at said public hearings.

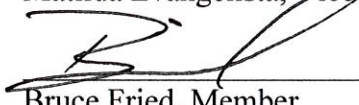
This document shall serve as a letter of notification to the Georgetown Town Clerk and Permit Holder as to the above described action of decision taken by the Georgetown Planning Board, relative to the Site Plan Approval described herein and in accordance with the applicable Georgetown Zoning Bylaws.

By order of the Planning Board this 22<sup>nd</sup> day of January, 2020



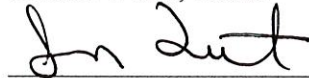
Harry LaCortiglia, Chairperson

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