



Committee: Planning Board
Date: June 26, 2019.
Time: 7:00 pm.
Location: Georgetown Town Hall, 3rd floor conference room.

Members present: Harry LaCortiglia, Bob Watts, Joanne Laut, Tillie Evangelista, Bruce Fried.
Staff present: John Cashell, Town Planner.
Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board meetings may be found at www.georgetownma.gov and by choosing the Community TV option.
The Meeting was called to order at 7:02 by H. LaCortiglia.

Minutes:

H. LaCortiglia: Motion to approve the draft June 12, 2019 Planning Board meeting minutes.
J. Laut: Second.

{Planning Board discussion regarding adding more detail to 196 W. Main Street and agreement to have changes made and minutes resubmitted}.

Motion Withdrawn.

Vouchers:

J. Laut: Motion to approve vouchers 1-6 as cited in the packets and on this meeting's agenda.
T. Evangelista: Second.
Motion carries 5-0; unanimous.

J. Laut: Motion to pay Gatehouse Media in the amount of \$113.56 for legal ads.
B. Watts: Second.
Motion carries 5-0; unanimous.

J. Laut: Motion to reimburse the Town Planner John Cashell for reimbursement for mileage.
B. Watts: Second.
Motion carries 5-0; unanimous.

Public Hearing: 554 North Street.

B. Watts: Motion to reopen the public hearing for 554 North Street.
J. Laut: Second.
Motion carries 5-0; unanimous.

Rich Williams, Project Engineer: I would rather not make changes to the plan until we have discussed Larry Graham's review and we have the final input from the Planning Board. That is the purpose of the meeting tonight. We will provide an updated plan after our discussion tonight.

{Planning Board, Town Planner and applicant discuss driveway issues; Court vs. Lane; access easement; Essex County Greenbelt recommendations; private roadway; water and hydrant; lighting; requested waivers; drainage; stormwater management; maintenance of the pond; width of the Court; infiltration trenches; reduced pavement and gravel; endangered species, drinking water supply zone.}

Andrew Clark, 13 Wells Avenue: I understand that folks have the right to use their property within the bylaws, but I believe there is a detrimental effect to this area when someone is allowed to add house lots, with waivers. I speak for everyone in the neighborhood – this does not improve the neighborhood. It's a wooded area that we would like to keep wooded. No one is in favor as it provides no improvements to the neighbors.

Frank DeLuna, representing Sal Verdoni: We are missing the public benefit. We reserve our right to make comments at the next meeting.

Phil Cozman, 528 North Street: I do not see anything that has changed since the last meeting. There is no public benefit to this project.

B. Watts: Motion to allow the Form H extension of time to be executed to September 30, 2019 for 554 North Street.

J. Laut: Second.

Motion carries 5-0; unanimous.

J. Laut: Motion to continue the public hearing for 554 North Street to August 14, 2019.

B. Watts: Second.

Motion carries 5-0; unanimous

Public Hearing: 51 W. Main Street.

B. Fried: I motion to reopen the public hearing for 51 W. Main Street.

J. Laut: Second.

Motion carries 5-0; unanimous.

John Colontoni, applicant: We expected Larry Graham's report the end of May. We just got it in the last 24 hours. We would like to ask for a continuance until July 10.

{Planning Board, Town Planner and applicant discuss project time frames, affordable housing component, townhouse roof lines.}

J. Laut: Motion to continue the public hearing for 51 W. Main Street to September 11, 2019.

B. Watts: Second.

Motion carries 5-0; unanimous.

Applicant submits signed Form H, request for Extension of Time through September 20, 2019.

Public Hearing: 68-70 Tenney Street.

Tony Capacetti, Project Engineer: We redesigned the plans per the Board's request. We reoriented the building.

{Planning Board, Town Planner and applicant discuss adding pine trees down the slope; view from highway; 17 parking spaces for 4 employees; catch basins; detention pond; drainage plan; right of way; signage; septic; landscaping and soil augmentation; stormwater plans; test pits; wetland boundary; building permit process; security plan; fire code; property cleanup; location of dumpster pad; dumpster screening; underground electrical on site}

J. Cashell: Larry Graham's report page 3 "we have no issue with checking off misc. items on the next or final iteration of the plans."

H. LaCortiglia: John will have a draft decision prepared for our next meeting on August 14, 2019.

J. Cashell: We have an extension of time already executed to September 30, 2019.

J. Laut: Motion to accept Form H Extension of Time for September 30, 2019.

B. Fried: Second.

Motion carries 5-0; unanimous.

B. Watts: Motion to continue the public hearing for 68 Tenney Street to August 14, 2019.

J. Laut: Second.

Motion carries 5-0; unanimous.

Planning Office:

1. Palmer Lane Subdivision.

J. Cashell: Dave Varga our Field Engineer, has signed off on the as built plans as complete. The reduction per Sec. 365—32 subsection C (release of lots or security) should be reduced to \$4,160.00.

J. Laut: I move to accept the Palmer Lane As built plan entitled "Palmer Lane As-Built Plan" tax map 10 lot 15. 2 Tenny Street. Georgetown, MA.

B. Fried: Second.

Motion carries 5-0; unanimous.

T. Evangelista: The last time I looked at registry, they only registered part of the decision.

H. LaCortiglia: I will accept the motion to reduce the existing surety for the Palmer Lane subdivision from \$14,618.95 to \$4,160.00.

B. Watts: So moved.

J. Laut: Second.

Motion carries 5-0; unanimous.

J. Cashell: We will recommend for the fall town meeting, for the Board of Selectman to accept this roadway.

138
139 2. General Code.

140
141 J. Cashell: General Code is done. We are waiting for the final estimate. The financing is in place to pay
142 the bill for this project.

143
144 {*Planning Board and Town Planner discuss status of General Code project.*}
145

146 3. Street Acceptances.

147 J. Cashell: There are three roadways that Peter Durkee has requested, and we are focusing on those for
148 street acceptances for next spring town meeting.

149
150 Planning Board signs Notice of Decision for 4 Carleton Drive.

151
152 J. Laut: Motion to grant a Form H extension of time for 103 A Lakeridge Drive, to September 30,
153 2019.

154 B. Watts: Second.

155 Motion carries 4-0. 1 abstain.

156
157 J. Laut: Motion to grant a Form H extension of time for Turning Leaf, to September 30, 2019.

158 B. Watts: Second.

159 Motion carries 5-0; unanimous.

160
161 4. Courts and Lanes.

162 {*Planning Board and Town Planner discuss Courts and Lanes bylaw.*}
163

164 5. Land Court.

165 {*Planning Board and Town Planner agree to Executive Session for August 14 to discuss pending Land Court case.*}
166

167 J. Laut: Motion to adjourn.

168 B. Watts: Second.

169 Motion carries 5-0; unanimous.

170
171 The meeting was adjourned at 10:15pm.
172