



Committee: Planning Board

Date: July 10, 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.

Vouchers:

B. Watts: I move to approve the voucher to Merrimack Valley Planning Commission for the fiscal year 20 annual assessment. The amount of \$3,135.78 as cited in the packet.

Joanne Second

Motion carries 5-0; unanimous.

J. Laut: I make a motion to accept the correspondence as read.

B. Watts: Second.

Motion carries 5-0.

Public Hearing: 103A Lakeridge Drive.

H. LaCortiglia: Let the record show that Bruce Fried recused himself.

B. Watts: I move that we reopen the Public Hearing for 103A Lakeridge Drive.

J. Laut: Second.

Motion carries 4-0; 1 abstain.

J. Cashell: The applicant is not here. They informed me about two weeks ago that they haven't received an answer from the power company relative to granting the easement. And that was one of the conditions of the Planning Board at the last public hearing-- was to work on getting the easement granted a prior to the next meeting. He hasn't gotten any response yet. So he's asked for a continuance of tonight's public hearing. We can schedule it for the August 14th meeting. He said it may even take longer than that, but he wasn't certain. We have an extension already granted and executed from the last meeting. That is good through September 30th and it's already been recorded with the Town Clerk.

Matt Sybert: 4 Lakeridge Drive. I own the abutting property. I was told by my realtor that there was an agreement with the electric company that if I maintain the land I was able to use it. And I was also told there was a non-buildable lot and which also factors into me buying the property. I took care of that property. The neighborhood shared that field. My wife and I grew up in Georgetown, and we bought this property with the understanding that the lot was not buildable. I am also concerned about the runoff.

43 H. LaCortiglia: As it is right now -it is a non buildable lot. The applicant is asking to create a court,
44 which would make it a buildable lot.

45 Sal Testaverde 11 Lakeridge Drive. Just want to say that I hope you received our petitions from the
46 neighborhood. Pretty much it states how we feel. Every house that was visited sign that petition.

47 H. LaCortiglia: {Reads the petition summary into the record. } The petition is now in the record with
48 27 signatures.

49 J. Cashell: There is a letter from Mr. Dan Roe at 16 Lakeridge Drive that was submitted on May 14th.
50 And we have another letter dated May 26th, and that's from Mr. Desmond Dowling 11 Lakeridge
51 Drive. These letters are in opposition.

52
53 T. Evanglista: There was a letter that an abuttor sent to that was a copy of the letter that went to
54 National Grid concerning health issues. She wanted to inform National Grid of the number of people
55 with cancer in that neighborhood. Practically every house was sick with cancer.

56 Sal Testaverde: I was there the day that the electric company was actually walking on my side of the
57 road, in fact, they were digging on my property in the corner. I did call the electric company and ask
58 them and if they would please do not dig across my property. The electric company said that they
59 were practicing. Just practicing how to how to dig and find things.

60 H. LaCortiglia: At this point right now it is a non buildable lot. In order to make it a buildable lot., the
61 owner of the property is petitioning this board to create a Court -basically to create a roadway because
62 they have no frontage at this point. If they are successful and this board approves that Court, then
63 frontage is created and the lot becomes buildable. They need 125 foot of frontage.

64 J. Cashell: Your property line is this going all the way up following the right of way of Lake Ridge
65 Drive. Looks like it's probably closer to 70 or 80 ft. here.
66 The boundaries of your property are within this triangular area here and this back land here.
67 However, this backland here, however it was described to you. It was still under private ownership.
68 those owners should have offered to you.

69
70 M. Sybert: Now I never got any offer about the land but I was told about the land out back was that
71 if I took care of it and maintained it I was able to use it/

72 J. Cashell: That could become a civil matter.

73 Sal Testaverde: There was twice a refusal for the town to allow this building. We would like to get
74 that information from the town, and we want to know why it was twice refused by the Town
75 already. What caused the refusal and why?

76 J. Cashell: The applicant needs an easement from the power company. It would be a cordial measure
77 for the Board to consider the September 11th meeting. We do have an extension request. It's already
78 been executed.

79 H. LaCortiglia: Because Bruce has recused, it will require the other four board member to approve
80 this.

81 B. Watts: I move to continue the hearing for 103 Lakeridge to Sept 11, 2019 at 7pm.

82 J. Laut: Second.

83 Motion carries 4-0. 1 abstain.

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85 **East Main Street Rec Park:** Conceptual Review.

86 J. Cashell: Parks and Rec is now coming back before us with a revised plan and the revised plan calls
87 for amending the previously approved Site Plan by the Planning Board. I asked them to come in
88 before the board for conceptual purpose of presenting what they would like. It's an amendment from
89 the previously approved one. It's not as extensive.

90 So ultimately it's up to the board to decide this evening either to accept these as plans for them to
91 move forward or possibly if the board chooses to have a new Public Hearing in the near future. That
92 would be your prerogative to make as a decision tonight as an aside just for the record.

93 H. LaCortiglia: I want to record reflected Bruce Fried is back on the board. That makes sense to me. I
94 think it made sense to a lot of people.

95 John Perry, Gale Project Engineer.

96 Garry Fowler, Park and Rec member and Board of Selectman member:

97 Jim Dimento Park and Rec:

98 J. Laut: Is there hope down the road to add those features back in?

99 J. DiMento: Yes.

100 {Planning Board, Town Planner and Parks and Rec discuss project history; impervious surface; lumen seed grassy areas;
101 rain garden; proposed ball field; walking trails; dog park; picnic tables; parking lot; ponds for skating; short term plan
102 for the Park and long term plan; town master plan; access to Greenway and Georgetown State Forest; insurance
103 coverage; project budget; parking;}

104 Gary Fowler, I am a member of BOS and Park and Recreation. There is a good group of people
105 interested in using the dog park. There is also the interest in the basketball courts. As the needs of
106 the town changes, we can modify. Hopefully there will be a gateway to the greenway. It will be
107 different phases through the years.

108

109 B. Watts: Motion to accept the accept the plans as a minor modification.

110 J. Laut: Second.

111 Motion carries 4-0; 1 abstain.

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113 B. Watts: Motion to make the plans submitted May 10th dated May 10th 2019 as the modification
114 documents the on drawings dated May 10th as the modification is the minor modification that we
115 previously J. Laut: Second.

116 Motion carries 4-0; 1 abstain.

117 B. Watts: his was the right call to reduce the scope of this project.

118 **Planning Office:**

119 John: There are several upcoming FEMA presentations regarding the new FEMA maps.

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121 Courts and Lanes discussion. frontage, development of backlands,

122 Land Court discussion.

123 {Planning Board and Town Planner discuss Land Court case, and upcoming Executive Session.}

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126 J. Laut: Motion to adjourn.

127 B. Watts: Second.

128 Motion carries 5-0; unanimous.

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