



Committee: Planning Board
Date: August 14, 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 minutes for June 26, 2019 and July 10, 2019 Planning Board meeting minutes.
J. Laut: Second.
Motion carries 5-0; unanimous.

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

Vouchers:

B. Watts: I move to approve the voucher for Staples office supplies for \$50.85; and Schwabb Inc. name plate for \$16.75. I also move to approve the vouchers from HL Graham Associates for the technical review of 68 Tenny for \$1,860.00, technical review of 198 E. Main Street \$340.00, and technical review of 51 E. Main Street for \$3,520.00. In addition, BSC Group for \$192.00 final review of as-built plans for Stone Row. Additionally, to Merritt and Co. annual HP service plotter contract for \$1,096.99; and the legal ad for North of Boston for \$567.00.
J. Laut: Second.
Motion carries 5-0; unanimous.

Correspondence:

J. Laut: Motion to consider the correspondence as read.
B. Watts: Second.
Motion carries 5-0; unanimous.

Public Hearing: 68 Tenney Street.

Tony Capechetti, Project Engineer, Troy Brosnan, TINC, Eric Rogers, TINC.

J. Cashell: Per the Planning Board's action at the June 26th meeting, the Board asked me to draft a decision, a Certificate of Approval. This was included in the Board's packet. The remaining items, all of the pertinent issues are incorporated into the draft decision.

{Planning Board discusses applicant's mailing address; waiver requests.}

47 B. Watts: I move to close the public hearing.

48 J. Laut: Second.

49 Motion carries 5-0; unanimous.

51 J. Laut: I make a motion to approve the special permit for 68 Tenney Street as amended with
52 the revisions that we requested tonight.

53 B. Watts: Second.

54 Motion carries 5-0; unanimous.

57 **Public Hearing:** 196 W. Main Street.

58 James Ogden for 196 W. Main Street.

60 J. Cashell: They are asking for an extension. This was continued from the last meeting. I would
61 suggest September 25, 2019.

63 B. Watts: Motion to reopen the public hearing 196 W. Main Street.

64 T. Evangelista: Second.

65 Motion carries 5-0; unanimous.

67 J. Ogden: I ask for an extension for the next available meeting.

69 J. Cashell: We have until October 25, 2019 for a decision date. I would recommend a continuance to
70 the September 25, 2019 meeting.

72 *{Planning Board, Town Planner and applicant discuss project timeline, and dates of continuance.}*

74 Richard Abraman: I am directly across the street and concerned about the water flow that comes off
75 the road. I am downhill. Please look at the drainage issues. I am concerned about the amount of run
76 off from that property. For us, that is the main issue.

78 Nancy Abraman: I am concerned about the issue of traffic and having another road feeding into
79 Route 133.

81 T. Evangelista: Are we going to do a Site Walk on this project?

83 J. Laut: Motion to make a Site Walk on this property on September 11, 2019 at 6:00pm.

84 B. Fried: Second.

85 Motion carries 5-0; unanimous.

87 J. Laut: Motion to continue the public hearing for 196 W. Main Street to September 25, 2019.

88 B. Fried: Second.

89 Motion carries 5-0; unanimous.

91 **Public Hearing:** 554 North Street.

92 B. Fried: Motion to open the continuance for 554 North Street.

93 J. Laut: Second.

94 Motion carries 5-0 unanimous.

95
96 R. Williams, Engineer for the applicant: We are just here to request a continuance.
97

98 B. Watts: Motion to accept the applicants request to extend the Board's review to December
99 31, 2019.

100 J. Laut: Second.

101 Motion carries 5-0 unanimous.
102

103 H. LaCortiglia: Endangered species. It shows pretty clearly that it is not at the existing house, but it
104 does appear everywhere else in the parcel. Please show the line on the plan.
105

106 J. Laut: Motion for continuance until September 25, 2019.

107 B. Fried: Second.

108 Motion carries 5-0; unanimous.
109
110

111 **Public Hearing:** CVS Plaza.

112 Brian Falk, attorney for the applicant.

113 Mark Yanowitz, architect for the applicant.
114

115 J. Cashell: They have complied with everything that we highlighted in the last public hearing and have
116 addressed each one of those issues.
117

118 *{Planning Board, Town Planner and applicant's representatives discuss reserved resident only parking and customer*
119 *parking; landscaping plans and retaining walls; fencing and yard area for residents; outdoor seating area with picnic*
120 *tables abutting rail trail; pedestrian access; rear entrance and loading area; handicap parking and accessible entrance;*
121 *dumpster area with increased landscaping; resident parking signage; commercial delivery/ loading zone; tripled the*
122 *landscaping budget, retaining wall terracing; expanded entry landscaping; pedestrian walkways; septic area; paving and*
123 *grading with new topcoat; curbing; crosswalks and island; traffic issues and sidewalks; easement for fire dept.}*
124
125

126 B. Watts: I move that we accept a Form H extension to Sept 30, 2019.

127 J. Laut: Second.

128 Motion carries 5-0; unanimous.
129

130 J. Cashell: We could have a draft approval decision prepared for the September 11, 2019 Planning
131 Board meeting.
132

133 J. Laut: Motion to grant John Cashell the authority to create a draft decision on 55065 Central
134 St. CVS Plaza.

135 B. Fried: Second.

136 Motion carries 5-0; unanimous.
137

138 B. Fried: Motion to continue 55-65 Central Street special permit to September 11, 2019.

139 J. Laut: Second.

140 Motion carries 5-0; unanimous.
141
142

ANR Plan: 6-8 Pillsbury Lane, Map 10 Lot 2.

James Ogden, representing Bonnie Silva.

J. Ogden: The Silva family for years has owned the properties at both 6 and 8 Pillsbury Lane where there are two existing single-family dwellings. They would like to separate their property now in accordance with zoning, so that each single-family dwelling is on its own lot. They are in common ownership at this time.

H. LaCortiglia: One thing that I saw that is a little bit different that I have never seen in an ANR plan, is the general notes. It's very uncommon to see that. That proposed new lot line seems to be sectioning off some of an old driveway.

J. Laut: Is this still a usable driveway?

J. Ogden: Yes. There are no immediate plans to sell either property. They plan to stay in common ownership.

{Planning Board, Town Planner, and Applicant's representative discuss 1974 plans, frontage, recorded easement, Scribner's error on plan; no determination of zoning compliance.}

T. Evangelista: Motion to endorse the ANR plan, Map 10, lot 2 for Bonnie Silva, at 6 and 8 Pillsbury Lane, prepared by William Holt Merrimac, MA and dated with the revision 8-14-2019.

B. Watts: Second.

Motion carries 5-0; unanimous.

Planning Office:

1. Palmer Lane:

J. Cashell: There is now a maintenance bond in place. Tonight's action is to sign the invoice for the surety reduction. There is still a balance for a maintenance bond. They have requested street acceptance through the Board of Selectmen. The Board of Selectman has deferred to the Planning Board for our recommendation. The Board already voted for the surety reduction.

2. East Main Street Rec Park:

{The Planning Board and Town Planner review and endorse the decision.}

3. Inclusionary Bylaw.

B. Watts: I move that we request that John post a public hearing for the purpose of reviewing the inclusionary bylaw.

J. Laut: Second.

Motion carries 5-0; unanimous.

188 **4. Courts and Lanes.**

189 J. Laut: I make a motion for John to schedule a public hearing to amend Sec. 365 Subdivision
190 regulations Courts and Lanes.

191 B. Watts: Second.

192 Motion carries 5-0; unanimous.
193
194

195 **5. Zoning Amendments:**

196 J. Cashell: All of our amendments from Spring Town meeting were officially accepted by the Attorney
197 General.
198

199 **6. Upcoming Executive Session:**

200 J. Cashell: Attorney Eichman advised this week, that it would be best for the Planning Board to
201 consider holding a joint executive session with the Board of Selectmen. If you are available and want
202 to meet relative to the Tolman vs. Board of Selectmen land court matter, that is the preference. It is
203 on September 9.
204

205 H. LaCortiglia: I am looking for a motion to post a meeting for an executive session of the
206 Planning Board at the same time and location as the Board of Selectmen meeting on
207 September 9.

208 B. Watts: So moved.

209 J. Laut: Second.

210 Motion carries 4-0; 1 abstain.
211

212 B. Watts: Motion to adjourn.

213 J. Laut: Second.

214 Motion carries 5-0; unanimous.
215

216 The meeting was adjourned at 10:45pm.
217