



Committee: Planning Board  
Date: October 9, 2019.  
Time: 7:00 pm.  
Location: Georgetown Town Hall, 3rd floor conference room.

Members present: Harry LaCortiglia, Joanne Laut, Tillie Evangelista, Bob Watts, 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](http://www.georgetownma.gov) and by choosing the Community TV option.  
The Meeting was called to order at 7:02 by H. LaCortiglia.

**Minutes:**

B. Watts: Motion to accept the meeting minutes from September 25, 2019.  
J. Laut: Second.  
Motion carries 5-0; unanimous.

**Public Hearing:** 103A Lakeridge Drive.

J. Cashell: The applicant is asking to withdraw without prejudice. They are trying to get a wider easement and have been unsuccessful.

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

B. Watts: I make a motion to reopen hearing for the continuation of 103A Lakeridge Drive.  
J. Laut: Second.  
Motion carries 4-0; 1 recused.

T. Evangelista: Motion to accept the withdrawal without prejudice.  
B. Watts: Second.  
Motion carries 4-0; 1 recused.

B. Watts: Motion to close the hearing for 103A Lakeridge Drive.  
J. Laut: Second.  
Motion carries 4-0; 1 absent.

**Public Hearing:** 51 West Main Street.

Nancy McCann, Attorney for the Applicant.  
John Colantoni, Applicant.  
Doug Barry, Project Engineer.  
John Duggan architect.

B. Watts: Motion to reopen continuation of the public hearing for 51 West Main Street.  
B. Fried: Second.

47 Motion carries 5-0; unanimous.

48  
49 *{Planning Board, Town Planner and applicant's representatives discuss affordable housing component payment in lieu*  
50 *vs. providing an affordable unit.}*

51  
52 T. Evangelista: We should have a unit, instead of the in-lieu payment. It doesn't have to be a luxury  
53 unit inside but it has to be indistinguishable.

54  
55 N. McCann: This project is based on 7 market rate units. We have been clear about that.

56  
57 P. Nelson: I would prefer a unit, not the in-lieu payment.

58  
59 N. McCann: We would propose based on a formula we have used in the past, as listed as "F"; with a  
60 minimum \$20,000 per unit payment based on 4% of the purchase price. This payment would be  
61 made as units are sold.

62  
63 N. McCann: Our revised plans did not make the deadline, we are prepared to discuss septic design,  
64 fencing, landscaping, sidewalk, emergency vehicle access.

65  
66 B. Watts: Motion to continue the public hearing for 51 West Main Street to November 13,  
67 2019.

68 J. Laut: Second.

69 Motion carries 5-0; unanimous.

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71  
72 **Planning Office:**

73  
74 1. Inclusionary Housing Bylaw Revisions.

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76 H. LaCortiglia: This will have to go to Town Meeting in the spring. It is best if we create a  
77 subcommittee to create a draft bylaw. We can then open the public hearing and take public comment  
78 for a final draft.

79  
80 *{Planning Board and Town Planner agree for Joanne Laut, Paul Nelson, Bob Watts and Tillie Evangelista to be*  
81 *members of the subcommittee to create a draft bylaw.}*

82  
83 J. Cashell: We could have an affordable housing professional to come in and give a presentation.

84  
85 T. Evangelista: Does DHCD have someone that would come out?

86  
87 P. Nelson: I will find out.

88  
89 H. LaCortiglia: We need to open the public hearing in January, so that we are sure to be on the Spring  
90 Town Warrant.

91  
92 J. Laut: Motion to hold the first meeting on November 12 at 7pm.

93 B. Watts: Second.

94 Motion carries 5-0; unanimous.

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97       2. Courts and Lanes Subdivision Regulations.  
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99       H. LaCortiglia: We will need to form a subcommittee. This process will be less rigorous since we  
100       don't have to bring this to town meeting.

101  
102       J. Cashell: What is our goal? Do we want to review this only? Or, do we want to make amendments  
103       as well?

104  
105       *{Planning Board and Town Planner discuss fire safety access; turnarounds, frontage, radius; current regulations and*  
106       *need for amendments.}*  
107

108  
109       J. Laut: Motion to create a subcommittee to work on the Courts and Lanes subdivision  
110       regulations.

111       B. Fried: Second.

112       Motion carries 5-0; unanimous.  
113

114  
115       *{Planning Board and Town Planner agree subcommittee members will be Harry LaCortiglia, Tillie Evangelista and*  
116       *John Cashell. It is agreed for the first meeting to be on October 21, 2019 at 10am.}*  
117

118  
119       3. MS4 Report and Stormwater Management Plan.  
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121       *{Planning Board and Town Planner discuss report filed with Mass DEP and EPA, treatment of stormwaters;*  
122       *Georgetown does not have municipal sewer; cleaning of catch basins and disposal of residue; testing of ponds; nitrates,*  
123       *phosphates and pathogens.}*  
124

125  
126       4. CBD Retail Products.  
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128       *{Planning Board and Town Planner discuss CBD and store opening in downtown area, possible upcoming regulations*  
129       *for CBD retail products.}*  
130

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132       5. Town Code.  
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134       J. Cashell: Town code is on line now. This cost over \$6,000.00 to do.  
135

136       B. Watts: Motion to adjourn.

137       J. Laut: Second.

138       Motion carries 5-0; unanimous.  
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141       The meeting was adjourned at 9:58pm.