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3 Committee: Planning Board
4 Date: January 22, 2020.
5 Time: 7:00 pm.
6 Location: Georgetown Town Hall, 3rd floor conference room.
7
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9 Members present: Harry LaCortiglia, Tillie Evangelista, Bob Watts, Joanne Laut, Bruce Fried.
10 Staff present: John Cashell, Town Planner.
11 Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board
12 meetings may be found at www.georgetownma.gov and by choosing the Community TV option.
13 The Meeting was called to order at 7:02 by Tillie Evangelista. H. LaCortiglia arrived 7:08pm
14
15

16 **Minutes:**

17 B. Watts: Motion to approve the meeting minutes for October 23 and December 11, 2019.
18 B. Fried: Second.
19 Motion carries 4-0; 1 absent.
20

21 **Vouchers:**

22 B. Watts: Motion to approve the \$48.16 voucher to Staples for office supplies as cited in our
23 packets.
24 J. Laut: Second.
25 Motion carries 4-0; 1 absent.
26

27 **Public Hearing:** 196 West. Main Street.

28 J. Cashell: This was continued last the December 11, 2019 meeting. The applicant doesn't have revised
29 plans at this time and requests a continuance.
30

31 B. Fried: I move to reopen the public hearing for 196 W. Main Street a 2-lot court subdivision.
32 J. Laut: Second.
33 Motion carries 4-0; 1 absent.
34

35 B. Fried: I move to continue the public hearing for 196 W. Main Street a 2-lot court subdivision
36 to March 11, 2020.
37 J. Laut: Second.
38 Motion carries 4-0; 1 absent.
39

40 H. LaCortiglia arrives at 7:08pm.
41

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

43 J. Cashell: The applicant is here if there are any questions. They are asking for a continuance to February
44 26, 2020.

45
46 B. Fried: I move to reopen the public hearing for 554 North Street Special Permit Definitive
47 subdivision.

48 J. Laut: Second.

49 Motion carries 5-0; unanimous.

50
51 B. Fried: I move to continue the public hearing for 554 North Street to February 26, 2020.

52 J. Laut: Second.

53 Motion carries 5-0; unanimous.

54
55 **Public Hearing:** 51 West Main Street.

56 B. Fried: I move to reopen the public hearing for 51 West Main Street.

57 J. Laut: Second.

58 Motion carries 5-0; unanimous

59
60 Nancy McCann, Attorney for the applicant.

61 John Colantoni, Applicant.

62 Thad Berry, Engineer for the applicant.

63
64 *{Planning Board, Town Planner, Applicant and Applicant's representative discuss the final draft of the Notice of*
65 *Decision including meadow restoration; affordable housing; parking of 21 residential and 25 commercial/retail spots;*
66 *construction peer review costs and schedule; construction schedule Monday thru Saturday 7am – 7pm.}*

67
68 B. Fried: Larry Graham's report is recommending 24 inches of the excavation of the meadow. The
69 applicant is saying 12-18 inches. I would suggest a minimum of 18 inches.

70
71 *{Planning Board agrees with 18 inches for meadow restoration, tilled to 18-24 inches below grade.}*

72
73 J. Cashell: Tonight, we have a handout that is the final draft of the decision, except for amendments that
74 are made tonight, if any. Regarding affordable housing, as each unit is sold, there shall be a payment
75 either \$20,000 or 4%, whichever is greater, to the Affordable Housing Trust. In no event shall the
76 payment be less than \$20,000.

77
78 B. Watts recused for the 51 W. Main Street vote.

79
80 B. Fried: I motion to close the public hearing for 51 West Main Street.

81 J. Laut: Second.

82 Motion carries 3-1; 1 abstain.

83
84 J. Laut: Motion to approve the decision for 51 W. Main Street per the attached amendments as
85 discussed and modified this evening.

86 B. Fried: Second.

87 Motion carries 3-1; 1 abstain.

89 T. Evangelista: My reason for voting “no” is that Larry Graham, who is our consulting engineer, did not
90 agree with the applicant’s engineer regarding the stormwater and erosion control plans.

91
92 T. Evangelista: Motion to have a tape recorder provided at the Planning Board meetings as
93 backup.

94 B. Fried: Second.

95 Motion carries 5-0; unanimous.

96
97 **Planning Office:**

98
99 1. Little’s Hill Subdivision Status:

100
101 H. LaCortiglia: Little’s Hill was a planned unit development. The issue at hand is that the entire
102 subdivision never received a Certificate of Compliance from the Conservation Commission. The
103 Conservation Commission requires stone bounds in certain areas near wetlands. Additionally, some
104 individual lots do not have Certificates of Compliance. Until these bounds are installed, the Conservation
105 Commission cannot issue their certificate or the Certificate for the subdivision as a whole. The developer
106 is responsible for this, but the subdivision is 15 years or so old, and the developer is no longer there. The
107 tri-partite balance is now approximately \$26,000. We would like to release this money to a town account
108 to begin completing this project.

109
110 J. Cashell: We are seeking remaining funds in order to complete this subdivision in its entirety. The
111 owner has agreed to release the funds to the Planning Board.

112
113 {Planning Board and Town Planner discuss process of surety funds release; work remaining to complete subdivision and cost;
114 particular wording of the motion; whether or not to contact homeowner’s association; working with the Conservation
115 Commission.}

116
117 T. Evangelista: A letter should go out to the Homeowners Association to tell them we are going to do
118 this, and that any additional fees will be their responsibility.

119
120 B. Fried: Motion to release the remaining surety as stated in the comments report with the
121 amendment of “paid to Town of Georgetown”.

122 J. Laut: Second.

123 Motion carries 5-0; unanimous.

124
125 *I move for the Planning Board to request from the holding party the release of the remaining*
126 *\$26,762.56 surety paid to the Town of Georgetown, held in the form of a Tripartite Agreement with*
127 *the Salem Five Mortgage Company, 210 Essex Street, Salem, MA, and established for the exclusive*
128 *purpose of ensuring the completion of Littles Hill Subdivision, Georgetown, MA in accordance with*
129 *the approved Definitive Plan entitled: “Definitive Plan, Littles Hill, Georgetown, Mass., Applicant*
130 *Camelot Realty Trust, 300 Main St., Lynnfield, MA 01940, Engineer, Hayes Engineering, Inc., 603*
131 *Salem St., Wakefield, MA 01880, scale 1” = 40’, date: May 15, 1998, Revisions through May 10,*
132 *1999 and recorded with the Essex South Registry of Deeds in Plan Bk 339 Plan 1, together with the*

recorded "Decision on Application of Camelot Realty Trust and Daniel Flynn for a Special Permit for Planned Unit Development at Littles' Hill, recorded at said registry in Bk 15073 Pg 80 and said Tripartite Agreement Bk 25004, Pg 148 (said agreement attached, "A", which now has \$26,762.56. per board release action v. the cited \$220,168.01).

H. LaCortiglia: This is step one in moving forward.

J. Cashell: The only items outstanding are related to the Conservation Commission.

2. Courts and Lanes:

J. Cashell: A couple of months back, we decided to move in the direction of amending our regulations and or the zoning ordinances relative to Courts and Lanes. We really wanted people to focus in on the potential of submitting OSRD plans rather than Courts and Lane.

H. LaCortiglia: At this point, we are ready to advertise the Public Hearing for 365-37&38 Subdivision Rules and Regulations amendments.

{Planning Board and Town Planner discuss process for amendments.}

H. LaCortiglia: Can I have a motion to authorize John to publicize the Public Hearing?

B. Watts: So moved.

J. Laut: Second.

Motion carries 5-0; unanimous.

3. Palmer Lane:

J. Cashell: Working with Attorney Eichman we finalized the paperwork to acquire the right of way. The deed has been drafted by Town Counsel and has to be accepted by the Board of Selectmen and I have requested that take place at their next meeting. This is a transfer of a deed for the right of way. Next step is to come before the Board and request release of the surety in its entirety.

4. Inclusionary Housing Balance Bylaw:

J. Cashell: I have a copy that resulted from our committee meeting.

H. LaCortiglia: Does what we have here satisfy the subcommittee and the Board to authorize John to make notice for a public hearing for amending the Inclusionary Housing Balance Bylaw? This will eventually go to Town Meeting.

J. Cashell: I would like to consult with Town Counsel relative to posting the Public Hearing Notice. This is a comprehensive overhaul of the existing amendment.

176
177 5. Dunkin Donuts Plaza:
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179 J. Cashell: Every decade or so, Dunkin Donuts overhauls their façade and the signage. What they are
180 doing at the 133 E. Main St. facility is that they are putting up a new siding and a new sign. Does the
181 Board want to require them to submit anything to us for Site Plan review?

182
183 *{Planning Board agrees to request a Site Plan review.}*
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185

186 **Member or Public Concern:**
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188 B. Fried: Motion to adjourn.

189 J. Laut: Second.

190 Motion carries 5-0; unanimous.

191
192 The meeting was adjourned at 9:05pm.