



Town of Georgetown

MINUTES

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3 Committee: Planning Board
4 Date: December 12, 2018.
5 Time: 7:00 pm.
6 Location: Georgetown Town Hall, 3rd floor conference room.
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9 Members present: Rob Hoover, Harry LaCortiglia, Bob Watts, Joanne Laut.
10 Members absent: Tillie Evangelista.
11 Staff present: John Cashell, Town Planner.
12 Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board
13 meetings may be found at www.georgetownma.gov and by choosing the Community TV option.
14 The Meeting was called to order at 7:05 by R. Hoover.
15

Global Warming:

17 R. Hoover: We have a brief handout. The objectives basically are to develop a subcommittee of one
18 or whoever else wants to join. It's about the Planning Board voting to support three basic
19 components. One is putting the latest IPCC data on the table for the public's information. I will be
20 speaking to the School Committee tomorrow night. Also, the Board of Selectmen, the Georgetown
21 Record and other ways to share this information.
22

23 B. Watts: I heard a news report today that a MA community, Weston possibly, is developing a climate
24 change curriculum in their school district.
25

26 R. Hoover: The Georgetown School Dept. Curriculum Director will be at the meeting tomorrow
27 night. The second part of it is to develop a new bylaw for the Annual Town Meeting. To request the
28 Town vote to agree and support the IPCC report. And, the Town committing to participating via
29 education of the Town, education of the children. Perhaps there are some ordinances, zoning,
30 whatever, that may relate specific to Georgetown that we can implement that have to do with that.
31 Merrimack Valley Planning Commission, and taking the message eventually to our neighboring towns.
32 Thinking global, acting local. That is a summary, and we will carry this to our next meeting.
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34 B. Watts: Thank you for doing this Rob.
35

Minutes:

37 H. LaCortiglia: Motion to approve the meeting minutes for November 7, 2018 as written.
38 J. Laut: Second.
39 Motion carries 4-0; 1 absent.
40

Vouchers:

42 B. Watts: Move to approve the voucher of \$410.00 to H. L. Graham Assoc. for the technical
43 review work at 66 Parish Road as cited in our packets and on the agenda.
44 J. Laut: Second.
45 Motion carries 4-0; 1 absent.

B. Watts: Move to approve the vouchers for Schwaab, Inc: "Georgetown Planning Board Date Received" stamp for 2019-2025 \$89.24; and the voucher for Wolters Kluwer: Handbook of MA Land Use and Planning \$339.50; as cited in our packets and on the agenda.

J. Laut: Second.

Motion carries 4-0; 1 absent.

Correspondence:

H. LaCortiglia: Motion to consider the correspondence as read.

B. Watts: Second.

Motion carries 4-0; 1 absent.

Public Hearing: 111 Thurlow St., Map 12/Lot 77A – Proposed Minor Modification to a Definitive Subdivision Plan.

J. Cashell: This is a proposal to transfer as a minor modification to a previously approved subdivision plan in 2010. This parcel is part of the layout of the Court that was approved in 2010. That Court was approved as an access way, and it contains a driveway as an access way. Lot 77A was created with the 2010 subdivision plan. I did bring up in the Comments Report to the Board that there are certain notes that apply to this parcel 77A. Taking into consideration that particular restriction, and that its built into the deed for Lot 77A, this Court being modified and transferred into the abutting property Lot 78. Through Town Counsel we are told that the mortgage holder, the bank needs to be notified of any modifications to the land.

B. Watts: Motion to open the Public Hearing 111 Thurlow St., Map 12/Lot 77A – Proposed Minor Modification to a Definitive Subdivision Plan.

J. Laut: Second.

Motion carries 4-0; 1 absent.

Bob Grasso, Applicant's surveyor: This is a minor modification to a previously approved subdivision that was approved in 2010. This lot was created with 81,000 with an odd shaped Court because the existing property line was a stone wall. They called it a 1-lot subdivision with a 50 foot wide cul-de-sac. What we are proposing to do is to modify the right of way, not the lot, because that is in one of the notes that the lot can never change. The only thing we are going to do is break off Parcel A, and that is 3, 025 sq. feet and that is not a buildable lot. That will be transferred to Lot 78.

H. LaCortiglia: Was this closed out? Does this have a certificate of completion in the file?

B. Grasso: I submitted the As-Built to the Planning Board. They have a building permit.

B. Watts: Is the cul-de-sac currently paved?

Applicant: No. It is not paved, it is a driveway.

J. Cashell: If the Board were to approve this tonight, there would be a 20 day appeal period.

93 B. Watts: This is not any change of use?

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95 J. Laut: What is the purpose of the change?

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97 B. Grasso: To add to this lot, so that we can eventually break a lot off in an ANR process.

98
99 H. LaCortiglia: With this Boards action, are we creating frontage for Lot 78? Would that create frontage
100 on a private court by our action? Do we actually have the right to create frontage for someone on a
101 wholly owned private court of another?

102
103 J. Cashell: Within the definition of frontage, it is non distinct whether it is public or private. You can gain
104 frontage off a private way.

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106 R. Hoover: How is that frontage measured? John, did you say that both you and Les are in agreement
107 that you could create frontage on either a private or public? And, John correct me if I am wrong, creating
108 frontage is not necessarily therefore meaning there will be access to it? It is just the frontage created. The
109 access to it will be off of Thurlow.

110
111 J. Cashell: The only thing that Attorney Eichman cautioned us on, was to make sure that the mortgage
112 holder, if there is one or more, is notified of this proposed change. Have they been notified? Prior to
113 these changes being effectuated by a Planning Board action? MGL 41.81w "No modification,
114 amendment or rescission...shall affect the lots...without the consent of the owner of such lots, and of the
115 holder of the mortgage or mortgages if any thereon..."

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117 We could take the action to approve it. It doesn't mean anything in accordance with law unless the
118 mortgage holder allows for it.

119
120 R. Hoover: I move to approve the modification to the approved definitive subdivision plan
121 approved by the Planning Board in 2010; said modification plan is entitled Definitive Subdivision
122 Plan Lot 77A Thurlow St Plan Book 426 Plan 76, Georgetown, MA dated 12 November 2018 and
123 consisting of Sheet 1 of 1. Plan titled Modification Plan.

124 H. LaCortiglia: Second.
125 Motion carries 4-0; 1 absent.

126
127 H. LaCortiglia: Motion to close the Public Hearing.

128 B. Watts: Second.
129 Motion carries 4-0; 1 absent.

130
131 **ANR:** 103 Thurlow St., Map 12/Lot 78 – 1 Lot into 2 – Request to withdraw ANR Plan application
132 without prejudice.

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134 J. Cashell: The applicant is requesting leave to withdraw without prejudice. They will submit it again for
135 our next meeting.

H. LaCortiglia: I move to grant leave to withdraw without prejudice for the ANR Plan application for 103 Thurlow St., Map 12/Lot 78, Plan entitled: Plan of Land Located in Georgetown, MA, 103 Thurlow St., Lots 78 & 78A, Parcel A & B, prepared by Engineering Land Services, West Newbury, MA dated 28 NOV 2018 with no revision date consisting of Sheet 1 of 1.

B. Watts: Second.

Motion carries 4-0; 1 absent.

Planning Office: 66 Parish Rd. OSRD – Endorse Approval Decision.

{Planning Board signs the decision and mylars.}

Member or Public Concern: Discussion on 5G Telecommunications Technology.

{Planning Board and Town Planner discussion re: 5G and 4G technology.}

J. Cashell: A 4G pole is being discussed for downtown in front of the Davis Building. AT&T is proposing to put in their own pole for cell phone communications. It will be the height of a telephone pole. There will be a 2-3 foot antennae on top of that.

J. Laut: Why do they have to put the pole up right in the middle of town?

J. Cashell: It's the heaviest volume of traffic, and it's a weak spot. I think they would be willing to work with the Town if there is an alternative location.

R. Hoover: What is the schedule for this? Who is approving it?

J. Cashell: It is in the public right of way, therefore it is with the Selectmen. The only thing that may come into play is the FCC, trying to move this technology forward and facilitate this build out. The Selectmen have requested that the Planning Board participate with this project. The applicant's position is that they have the right to apply to the permit granting authority for this installation. The permit granting authority is the Board of Selectmen. The homework that needs to be done, because I don't know what the timeframes are, if this is a formal application that has been submitted and that has a deadline. So, that has to be determined. I can work with Mike, as an agent of this Planning Board, taking into consideration that the permit granting authority is the Board of Selectmen.

R. Hoover: Yes, we would just be providing our opinion for the Selectmen. I am seeing this for the first time. My concern is that probably the downtown is one of Georgetown's most culturally significant pieces of history that it has. It's been beaten up and it keeps getting beaten up. At some point in time it would be really nice that the downtown is improved into such a place that everyone is proud of a really well designed, well planned downtown.

Seeing this right beside this power patch, right beside where the biggest pole for the traffic light is, with these new wires going in. What I see is a location that is best for them, but I am not at all convinced it is best for the Town.

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180 B. Watts: I couldn't agree more. The worse possible decision.
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182 H. LaCortiglia: I was always hoping for a downtown Georgetown square that had no wires, and no poles.
183 We actually had a mural made, and put on that corner building that showed the Town without wires.
184
185 J. Cashell: There is a definite need for enhanced telecommunications in our downtown area. Many towns
186 missed out on the revenue of the first generation build out of telecommunications towers 20 years ago.
187 This is the next generation. This build out of the small antennae systems is nationwide.
188
189 H. LaCortiglia: Motion to adjourn.
190 R. Hoover: Second.
191 Motion carries 4-0; 1 absent.
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193 The meeting was adjourned at 8:30pm.