



Town of Georgetown

MINUTES

Committee: Planning Board
Date: April 8, 2020
Time: 7:00 pm.
Location: Meeting held via ZOOM videoconference due to Covid-19.

Members present: Harry LaCortiglia, Bob Watts, Joanne Laut, Bruce Fried, Tille Evangelista.
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 7:11 by H. LaCortiglia.

Minutes:

J. Laut Motion to approve the draft March 11, 2020 Planning Board meeting minutes.
B. Fried: Second.
Motion carries 4-0 via roll call vote; 1 abstain.

Vouchers:

B. Watts: Motion to authorize Harry LaCortiglia as the single signer going forward for the vouchers of the Planning Board.
J. Laut: Second.
Motion carries 5-0 via roll call vote.

Correspondence:

B. Fried: Motion to consider the correspondence as read.
J. Laut: Second.
Motion carries 5-0 via roll call vote.

Public Hearing: 554 North Street.

J. Laut: Motion to reopen the continuation of the public hearing for 554 North Street.
B. Fried: Second.
Motion carries 5-0 via roll call vote.

John Dunlevy, applicant.
Rich Williams, project engineer.
Frank DiLuna, representative of an abuttor.
Bill Holt, design engineer.
Larry Graham, Town's engineer.

{Planning Board, Applicant and applicant's representatives discuss driveway; court vs. lane; safety of proposed street cuts; proposed easement of Barry Way to conservation land; drainage, stop sign; reducing pavement width from 18 to 16ft; utilities; street lights.}

R. Williams: The conservation land is going to Essex County Greenbelt, not Georgetown Conservation.

H. LaCortiglia: Will Barry Way be a public or private way?

R. Williams: I thought it would remain private.

T. Evangelista: Regarding reducing the pavement width, since the Fire Dept would like 20ft, will you check with the Fire Chief on that?

B. Fried: I think 18ft is better than 16ft.

H. LaCortiglia: Will you request the Fire Chief's opinion in writing please?

L. Graham: Requesting review by the Light Department.

R. Williams: The Light Dept. provides a design after the plans are approved.

Larry Graham discusses: drainage; infiltration trench; stormwater; homeowner association will be responsible for operation and maintenance of the drainage system; infiltration pond and 3 trenches; rock wall; recommendation for a sub-division inspection.

L. Graham: Whether it is a public or private way, inspections are the same. I would like to see the stone wall stay. Could we adjust the 4' drain and trench along the North side instead?

R. Williams: Yes, we can move it and avoid the wall, the wall will be preserved.

L. Graham: Waivers 1,2,3,4, and 9: I have no issues. 5,6,7, and 8 I have comments.

T. Evangelista: With each waiver, is there an explanation of how it is in the interest of the public good to grant the waiver? I would like to see that in writing.

R. Williams: Regarding identifying open space and markings, we are not planning to put up a fence. We are planting trees at the buffer zone.

{Planning Board, Applicant and applicant's representatives discuss open space, fence, markings, post, bounds; site walk; access to open space for lots 1 and 2; general public access; }

T. Evangelista: We can do a no cut zone on that decision. We should schedule a site walk.

T. Evangelista: Motion for a site walk at 6pm on the date of the continuance.

J. Laut: Second.

Motion carries 5-0 via roll call vote.

B. Watts: Motion to continue the Public Hearing for 554 North Street to May 13, 2020

J. Laut: Second.

Motion carries 5-0 via roll call vote.

Public Hearing: 196 West Main Street.

B. Watts: Motion to reopen the continuation of the public hearing for 196 West Main Street.

B. Fried: Second.
Motion carries 5-0 via roll call vote.

Jay Ogden, representative of the applicant.
Adam Costa, attorney for the applicant.
Bill Holt, engineer for the applicant.

Attorney Costa: We would like to revisit denied waivers based on a modified site plan.

{Planning Board and applicant's representatives discuss title block layout; street name; underground electric; deeds and easements; grading; drainage; frontage; fence at easterly property line; right of way.}

B. Fried: Motion to authorize Larry Graham to review the latest set of plans for 196 West Main Street.

J. Laut: Second.
Motion carries 5-0 via roll call vote.

B. Holt: We have shortened the road length, relocated the driveway and designed a regrade of the hill. This will decrease the amount of fill to approximately 700 cubic feet. We have reduced the size of the septic.

T. Evangelista: Will you please provide us with a written opinion from your attorney, this property is very complicated legally.

B. Fried: I would like to see it drawn across all the properties, and I would like to see that the proposed septic doesn't fall on that line. The attorney's statements in writing would help us.

H. LaCortiglia: I agree. Would you put your legal opinion in writing?

J. Ogden. Yes, that is reasonable.

J. Laut: Motion to continue the Public Hearing for 196 West Main Street to May 27, 2020 at or after 7pm.

B. Fried: Second.
Motion carries 5-0 via roll call vote.

L. Graham: Hardcopies of plans only please.

{Applicant's representative agree to deliver plans to Larry Graham's office.}

Planning Office: 494 North Street; Preliminary Subdivision plan.

J. Ogden: This is an existing 2 family home built around 1890. It used to be a farmhouse.

{Planning Board and applicant's representatives discuss the freeze provision under the subdivision control law.}

T. Evangelista: I would like this confirmed with Town Counsel. It is the date the notice of public hearing is published in the newspaper.

He is really applying for a 2 lot subdivision.

Applicant's attorney: Yes.

T. Evangelista: So, its not a court or lane. And, he is not protected prior to our change to the Courts and Lanes bylaw because he filed after our public hearing notice was published. So, he is strictly into a 2 lot subdivision.

H. LaCortiglia: We may need some legal advise to resolve that issue of prior protection.

T. Evangelisa: This is called a conference in our bylaw.

Applicant's attorney: The real benefit of a preliminary filing is for the applicant to get feedback on the plan.

{The Planning Board consciously took no action on the preliminary plan.}

Planning Office: Inclusionary Balance Bylaw Amendment.

B. Watts: Motion to open the continuation of the Public Hearing for the proposed amendment to the inclusionary balance bylaw amendment

J. Laut: Second.

Motion carries 5-0 via roll call vote.

T. Evangelista: Motion to continue the Public Hearing for the proposed amendment to the inclusionary balance bylaw amendment to May 27, 2020.

J. Laut: Second.

Motion carries 5-0 via roll call vote.

J. Laut: Motion to adjourn.

B. Watts: Second.

Motion carries 5-0 via roll call vote.

The meeting was adjourned at 11:00pm.