



Committee: Planning Board

Date: May 27, 2020.

Time: 7:00 pm.

Location: Georgetown Town Hall, 3rd floor conference room.

Members present: Harry LaCortiglia, Tillie Evangelista, Joanne Laut, Bruce Fried, Bob Watts.

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 7:03 by Harry LaCortiglia.

Note: Due to the State of Emergency in Massachusetts and covid-19 epidemic, this meeting was held via zoom.

Bruce Fried arrived 7:10pm.

Minutes:

J. Laut: Motion to approve the meeting minutes for May 13, March 25, and April 22.

B. Watts: Second.

Motion carries 5-0; via roll call vote.

Vouchers:

T. Evangelista: Motion to approve the vouchers to Dave Varga as cited on the agenda and in our packets.

J. Laut: Second.

Motion carries 5-0; via roll call vote.

ANR: 4 and 6 Rock Pond Ave.

J. Cashell: Graham Noll is the applicant. This is a lot line adjustment.

{Planning Board, Town Planner and applicant discuss the ANR request.}

T. Evangelista: Motion to endorse the ANR plan for 4 and 6 Rock Pond Ave in the name of Barbara Hunt.

J. Laut: Second.

Motion carries 5-0; via roll call vote.

{Planning Board determined that they will sign the original mylars at an agreed upon date and under the requirements of the covid-19 emergency.}

Public Hearing: 196 W. Main Street.

J. Laut: Motion to reopen the continuance for the public hearing for 196 W. Main Street.

B. Fried Second.

Motion carries 5-0; via roll call vote.

Larry Graham, Town Engineer

Jay Ogden, representing the applicant

Bill Holt, applicant's engineer

Mr. Costa, applicant's attorney

{Planning Board, Town Planner, Town engineer, and applicant's representatives discuss: roadway widened from 10-18 feet; width and depth of zoning requirements; maintenance of the 10 foot wide planting strip; private road; frontage issues; status of deeds and rights of way; easements; matters of title; existing right of way; property line radius.}

H. LaCortiglia: John, could you get a letter from Les, our building inspector, regarding the frontage issues?

T. Evangelista: I would like to send your legal analysis to our Town Counsel for review.

H. LaCortiglia: Let the record show that the Planning Board agrees to send Mr. Costa's letter to Town Counsel for comment and verification. 6B-56 I am most concerned about. It is possible that Rock Pond Ave provided the frontage for this lot. I would like to hear from our Town Counsel.

Mr. Costa: Rock Pond Ave is used for frontage for at least one other ANR lot. We are proposing not to remove the shed. We are not proposing any new condition. We can remove the existing shed if you wish.

W. Holt: I believe it is the shed that is in the travelled way.

L. Graham: As far as this plan of 3-2-20, I have no issues with these requested waivers. A 10-foot radius is adequate.

T. Evangelista: Motion to approve waiver #4 of the plan, as shown on sheet 1; for property line radius of 30 feet.

J. Laut: Second.

Motion carries 5-0; via roll call vote.

Mr. Costa: For the underground utility waiver, we are not seeking above ground utilities for the new home. We just want to maintain utilities for the existing home.

B. Watts: Motion to approve waiver#3 for above ground utilities.

J. Laut: Second.

Motion denied 4-1; via roll call vote.

Nay from Fried, Laut, Evangelista and LaCortiglia. Aye from Watts.

93
94 J. Laut: Motion to continue the public hearing for 196 W. Main Street to June 24, 2020.

95 B. Watts: Second.

96 Motion carries 5-0; via roll call vote.

97
98 **Public Hearing:** 554 North Street.

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100 B. Fried: Motion to reopen the continuation of the public hearing for 554 North Street.

101 J. Laut: Second.

102 Motion carries 5-0; via roll call vote.

103
104 John Dunlevy, applicant

105 Rich Williams, engineer for the applicant

106
107 J. Cashell: I drafted an approval decision for this project.

108
109 *{Planning Board, Town Planner, Applicant and Applicant's representative discuss: maintenance, repair and snow*
110 *plowing of Barry Way; open space conservation restriction.}*

111
112 H. LaCortiglia: We want to be sure that there is a conservation restriction in place before lots are sold
113 or conveyed.

114
115 J. Dunlevy: Once it is an official lot, the Greenbelt can put it in a conservation restriction.

116
117 R. Williams: The date of final revised plans will be today's date.

118
119 T. Evangelista: Can you add language that there is no access to open space?

120
121 H. LaCortiglia: I will accept a motion to close the public hearing for 554 North Street.

122 B. Watts: So moved.

123 J. Laut: Second.

124 Motion carries 5-0; via roll call vote.

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126 T. Evangelista: Motion to approve the decision with the changes made at tonight's meeting.

127 J. Laut: Second.

128 Motion carries 5-0; via roll call vote.

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130
131 **Planning Office:**

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133 1. Little's Hill.

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135 J. Cashell: The issue concerns having all the bounds delineating the wetlands within the Little's Hill
136 subdivision. I would like to propose that Larry Graham and I work together and bring Steve P. in
137 with the plans to identify what bounds were put in and what needs to be done to complete it.

138
139 L. Graham: I would like to see a plan that includes where the bounds were to be set.

140
141 H. LaCortiglia: I believe some property bounds also need to be done.
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143 J. Cashell: Larry and I must get together with Steve P., because Steve P. has the plans.
144

145 2. MVPC LTA time.
146

147 *{Planning Board agrees to designate 4 hours of LTA time for the open space layer by unanimous consent.}*
148

149 3. EDC update.
150

151 J. Cashell: At our last EDC meeting, we discussed restaurant opening and potential public seating on
152 sidewalks; Mello project letter of support was voted on and will be produced; Municipal
153 Vulnerabilities Program where the EDC unanimously voted to support the Park and Ride restoration;
154 Waste Water Treatment issues are on the back burner; Rec Path issues..
155

156 **Member or Public Concern:**
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158 J. Laut: Motion to adjourn.

159 B. Watts: Second.

160 Motion carries 5-0; via roll call vote.
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162
163 The meeting was adjourned at 9:20pm.