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Committee: Planning Board
Date: August 12, 2020.
Time: 7:00 pm.
Location: Virtual Meeting via Zoom

Members present: Harry LaCortiglia, Bruce Fried, Bob Watts, George Comiskey.
Staff present: John Cashell, Town Planner, Andrea Thibault.
Members absent: Joanne Laut.

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 7:14 by Harry LaCortiglia after resolving Zoom technical issues.

Minutes:

B. Fried: Motion to approve the meeting minutes for July 22, 2020 with corrections.
B. Watts: Second.
Motion carries 4-0; via roll call vote. 1 abstain. J. Laut.

Vouchers:

B. Watts: Motion to approve the three vouchers; as cited in our packets and on this agenda.
B. Fried: Second.
Motion carries 4-0; via roll call vote. 1 absent.

Correspondence:

B. Watts: Motion to consider the correspondence as read.
B. Fried: Second.
Motion carries 4-0; via roll call vote. 1 absent.

ANR: 36R and 64 Elm Street
Julianne Barretto, Applicant
Ed Dixon, Hancock Associates

Ed Dixon: This is a modification of a lot line that separates two lots of 120 feet along the stone wall. The owners of the other lot, Paul and Mary Jenson are also present on this Zoom meeting.

B. Watts: Will you tell us why this is being requested?

E. Dixon: The applicant needed more room for an outdoor equipment structure.

{Paul and Mary Jensen state that they are in agreement.}

G. Comiskey: Motion to endorse the ANR plan by Hancock Associates for 36R and 64 Elm Street.

B. Fried: Second.

Motion carries 4-0; via roll call vote. 1 absent.

{Chairman Harry LaCortiglia reads the instructions for using Zoom.}

Public Hearing: Georgetown Fish and Game

J. Cashell: Reads the public hearing notice into the record.

B. Watts: Motion to accept the Site Plan review application to open the public hearing for 494 North Street.

B. Fried: Second.

Motion carries 4-0; via roll call vote. 1 absent.

Mike Galvin, representative Georgetown Fish and Game.

Ray Germen, architect.

M. Galvin: We have been considering many years an upgrade to

1. improve the safety of the shooting range

2. improve the sound mitigation

The current condition area 175-foot-long range and 12 shooting stations. The goal is to increase safety and to build an enclosed structure that will decrease the decibel level. The plan is for a 54-foot-long shooting range and 7 stations. We also have an acoustical consultant, a structural engineer, the builder, surveyor and testing agent working on this. This will be a 3-sided structure.

R. Gerten: This is an SDC rating of 45, comparable to hospital construction. We created a baffled entrance. It is a wood framed structure.

G. Comiskey: What is your timeframe for building? Have you checked out if this is a priority habitat and do you have a letter from National Heritage?

Lenny Mirra, Congressman and 12 Larkspur Circle: The footprint is not changing, everything is remaining the same.

G. Comiskey: I believe National Heritage does grant an exemption. I am just brining up procedure. I wouldn't expect National Heritage to impose any major conditions, but they do need to know when a project is in priority habitat. Does that question need to be included on our applications?

Could the rifle stand be recessed so that more of the sound could be captured?

R. Germen: We considered the same thing. It was more of a safety risk to have receded shooting stations. We have engineered a 5-15 decibel decrease in sound. The direction of fire is NW toward state land. The pond is SE.

There was no audience wishing to speak.

B. Watts: Motion to continue the public hearing for Georgetown Fish and Game to September 9, 2020.

B. Fried: Second.

Motion carries 4-0; via roll call vote. 1 absent.

Planning Office:

1. Pingree Road.

Jon Eichman, Town Counsel.

J. Cashell: The applicant has respectfully requested a postponement because their engineer is not available.

J. Eichman: Land Court decision summary letter. Mr. Tolman filed litigation to make the case that Pingree Road from East Main Street to his 4 lots is a public way. Land Court determined that it is a private way but also that Mr. Tolman cannot build the road without Planning Board approval. There are standards of width, surface, draining and grading. What are the conditions a road can be opened for public use? Reasonable terms and conditions for subdivision roads and ANR roads of this type of length. There is no public hearing requirement. Simply putting it on the agenda is sufficient. What is the level of use, adequate access? Look at what you know and develop a criterion from there. Site Plan Review vs. Site Plan approval.

G. Comiskey: Are there abutters involved?

J. Eichman: Yes, and the Commonwealth of MA is another abutor. The owner of the horse farm would be able to ANR lots along an approved road.

G. Comiskey: Could DCR put in a 10-car parking lot? Is article 97 involved with this road?

J. Eichman: I think that is for the Commonwealth to determine.

G. Comiskey: Do the abutters have any say? Would we be obligated to notify abutters?

J. Cashell: If you have property along a right of way, you have the right to improve that right of way in order to gain access.

H. LaCortiglia: I was hoping to establish the framework for reviewing this. Safety, vertical curve, sight lines, drainage—I would normally rely on a peer review engineer. Will the applicant provide the funding?

J. Eichman: Requesting consulting fees is reasonable.

141 H. LaCortiglia: What about requiring water and electrical? They aren't shown on the plan.

143 J. Eichman: It is certainly a valid subject to require. We are bound by the Land Court decision,
144 specifically limited to road construction.

146 G. Comiskey: The fire department may want to put a hydrant in for safety purposes.

148 J. Cashell: We will have to take into consideration an as-built plan. They should be made aware of all the
149 questions and how to respond. The sooner we engage with Larry Graham, the faster this process will go.

151 J. Eichman: I will reach out to opposing counsel and let them know that the Planning Board would like a
152 \$3,000.00 review deposit.

154 *{Planning Board agrees to discuss this matter further at the September 9, 2020 meeting.}*

157 **2. Updating regulations.**

158 J. Cashell: I am preparing to have printed 25 copies of both the subdivision and zoning regulations.

161 **3. Planning Board web page.**

162 Planning Board requests to add the Tolman project for online access.

165 **4. Little's Hill.**

166 J. Cashell: Everything is marked up and in agreement with Steve P. relative to the homeowners to be
167 installed, and it is verified by Larry Graham. Larry also went over in great detail his plan and he will
168 report to us in writing in September.

170 G. Comiskey: Are those all granite bounds?

172 J. Cashell: Yes.

175 **5. East Main Street Rec Park update.**

176 H. LaCortiglia: The completion date is August 18, 2020. I created a document outlining what next
177 steps are.

180 **6. Update on 65 Central Street, CVS Plaza.**

181 J. Cashell: A \$157,000.00 in lieu payment is tied into the occupancy permit. The project is not to that
182 state yet. The CVS developer understands there may be a surety requirement. They are planning to
183 build additional housing units.

185 Motion to adjourn: B. Watts.

186 Second: B. Fried:

187 Motion carries 4-0; via roll call vote. 1 absent.

189 The meeting was adjourned at 9:38pm.