



Committee: Planning Board  
Date: September 9, 2020.  
Time: 7:00 pm.  
Location: Virtual Meeting via Zoom

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

Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board meetings may be found at [www.georgetownma.gov](http://www.georgetownma.gov) and by choosing the Community TV option.

The Meeting was called to order at 7:03 by Harry LaCortiglia.

**Minutes:**

B. Watts: Motion to approve the meeting minutes for 26 August as cited in our packets and on this week's agenda.

B. Fried: Second.

Motion carries 5-0; via roll call vote.

**Vouchers:**

B. Watts: Motion to approve the voucher to Staples office supplies; as cited in our packets and on this agenda.

J. Laut: Second.

Motion carries 5-0; via roll call vote.

**Correspondence:**

J. Laut: Motion to consider the correspondence as read.

B. Watts: Second.

Motion carries 5-0; via roll call vote.

**Public Hearing: 494 North Street.**

B. Fried: Motion to open the continuation of the public hearing for 494 North Street.

J. Laut: Second.

Motion carries 5-0; via roll call vote.

Dan Graves, 486 North Street: I am an abutting property owner. There have been problems with the above ground and below ground water. Since the property was bought by Jay and the lot has

been cleared by sump pumps, that normally run 2 months a year are now running about 8 months even with the unusually low rainfall. The Town is on a water ban, and I am still pumping water. It is all sand here. The meadow was removed. The retention pond is where the worst flooding is and it's all sand. The proposed house site has a dry well and raised septic. I don't want the land graded higher than my property pushing more water into my septic.

Margaret Messelaar: Catch basins and retention ponds? What will the investigation be into providing a catch basin or retention pond? We are experiencing drainage problems.

Larry Graham, Technical Review Agent: My review is this, the soils in the area are very well drained, they are gravelly, sandy soils. Seasonal high groundwater table is 5 feet. I think the issue in that area is 1. Flat topography; 2. Current drainage system has some issues. First catch basin was buried and unable to open. Three lengths of pipe and structures need to be further explored, opened up, cleaned out. Increase the infiltration chambers to address runoff for proposed development site. Items 5,6,7 in my report.

Bill Hot, engineer for the applicant: Jay has agreed to investigate this further.

H. LaCortiglia: Please get this determination made by the building inspector. Redo the letter from Les. I would like more clarification on the non-conforming use. Please have Les put his opinion in writing.

M. Messelaar: Does the zoning apply to the lot or the structure? I would like a copy of the H.L. Graham report.

J. Cashell: The Planning Board does not have standing in any appeal of the Building Inspector's decision. Abutters can appeal. You must be a party of standing.

G. Comiskey: I am still unclear on frontage and sidewalk. If Les can cite case law to clarify that would help.

J. Cashell: This is a small subdivision. Larry brings up an important point- already existing driveway. A shared driveway would handle the needs of two lots. I think it's really in the town's best interest to minimize the pavement.

G. Comiskey: Motion to continue the public hearing for 494 North Street to October 14.

B. Fried: Second.

Motion carries 5-0; via roll call vote.

**Public Hearing:** 19 Lake Street, Georgetown Fish and Game.

B. Fried: Motion to open the continuation of the public hearing for 19 Lake Street.

J. Laut: Second.

Motion carries 5-0; via roll call vote.

J. Cashell: The applicant has requested for the Board to consider their request to waive the fee for the site plan.

94 H. LaCortiglia: I will hear a motion to waive the fee for the site plan.

95 G. Comiskey: So moved.

96 J. Laut: Second.

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

98  
99 J. Cashell: This is a modernization and sound attenuation project that will benefit all parties of  
100 interest.

101  
102 G. Comiskey: I had asked for the applicant to contact National Heritage to get a letter of  
103 determination.

104  
105 Ray Gertin, engineer for the applicant: We have not contacted them yet.

106  
107 J. Cashell: This would be subject to a building permit issued.

108  
109 *{Planning Board and Town Planner discuss edits to draft Notice of Decision.}*  
110

111 H. LaCortiglia: I will accept a motion to approve these changes.

112 G. Comiskey: So moved.

113 J. Laut: Second.

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

115  
116 J. Laut: I move to approve the Notice of Decision with the stated changes tonight.

117 B. Fried: Second.

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

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120 J. Laut: I move to close the public hearing for 19 Lake Street.

121 B. Watts: Second.

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

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124  
125 **Planning Office:**

126  
127 **1. Pingree Road.**  
128

129 Jon Eichman, Town Counsel: Tolman vs. the Town of Georgetown. 4 single family house lots along  
130 Pingree Road. We are to begin the review of plans that Mr. Tolman would like to implement for the road  
131 as per the requirements of litigation. Land Court did order that a portion of Pingree Road must be placed  
132 on the town map as a private road.

133  
134 Peter Ogren, Engineer for the applicant: Since 2014, we have a number of revisions for the road. There  
135 is a 20 foot right of way, grading drainage, two coat asphalt roadway. We would like to come to  
136 agreement with a reasonable construction standard.

137  
138 G. Comiskey: Site view obstruction, site distance impairments. There is no reference in this plan to the  
139 layout of East Main Street.

140  
141 H. LaCortiglia: Could you do a survey for the road layout for East Main Street?

142  
143 G. Comiskey: It needs to be revised to show the year on the plan for the county layout. Utility pole #1—  
144 are you planning on moving the light pole? Are you removing all the trees in the right of way?

145  
146 P. Ogren: There is a 33-foot-wide right of way, the road is 20 feet, we will remove as little as possible.  
147 Gas and septic will be onsite.

148  
149 G. Comiskey: I propose that we go on a site walk. If you remove the trees, will you remove the stumps?  
150 From what I look at, there could be hundreds of trees. Are you planning to bring in fill? Have you done  
151 any soil evaluation? One-foot drainage ditch on each side of the road—do you have any stormwater  
152 calculations for our review agent to look over?

153  
154 P. Ogren: No.

155  
156 B. Fried: Motion for Larry Graham to review the plans for the proposed Pingree Road.

157 J. Laut: Second.

158 Motion carries 5-0 via roll call vote.

159  
160 G. Comiskey: Motion for site walk for Pingree Road on Saturday, October 24 at 9:00am.

161 J. Laut: Second.

162 Motion carries 5-0 via roll call vote.

163  
164 G. Comiskey: For the site walk, as you get out past the stonewalls, there are many turns—can you stake  
165 out all the turning points to the end of the road?

166  
167 P. Ogren: Yes, I will stake out the road prior to the site walk.

168  
169 *{Planning Board, Town Planner, Applicant's Attorney and Town Counsel discuss grading, width, surfacing, drainage.}*

170  
171 G. Comiskey: Past the flat area where you have the 1-foot drainage on either side, you start going uphill.  
172 If the road is crowned toward the (?) side, do you see any issues with erosion and the need for erosion  
173 control? You must have some idea of utilities. Will you have a water line? No fire hydrant? Can you  
174 show the proposed location of the utility poles? What is your turnaround size for fire and trash pickup?  
175 Is there signage for speeding?

176  
177 Larry Graham: Does this road enjoy any exemptions from the stormwater management standards?  
178 Specifically, I was wondering about the direct runoff from paved without any treatment.

179  
180 Patrick Carrey, 4 True Lane: Why are we excluding hydrants, and does the Fire Department have any say?

181  
182 H. LaCortiglia: We can have the Town Planner raise this issue to the current Fire Chief and request a  
183 response in writing from the Fire Chief.

184  
185 B. Fried: Motion to readjourn this meeting on October 28.

186 J. Laut: Second.

187 Motion carries 5-0 via roll call vote.

189 Larry Graham: More or less this is a site plan. Has the Board considered making this a site plan  
190 review?

191  
192 H. LaCortiglia: I would like to consider that.

193  
194 J. Eichman: Post as a public meeting, invite the public to the site walk at 9am on October 24.  
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197

198 **2. Status Update of East Main Street Recreational Park.**  
199

200 H. LaCortiglia: My understanding is that tonight Park and Rec will be voting to send us a letter to request  
201 a letter of completion.  
202  
203

204 Motion to adjourn: B. Fried.

205 Second: J. Laut:

206 Motion carries 5-0; via roll call vote.  
207

208 The meeting was adjourned at 10:01pm.