



Committee: Planning Board
Date: November 10, 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 and by choosing the Community TV option.

The Meeting was called to order at 7:04 by Harry LaCortiglia. Bob Watts joined at 7:08.

Minutes:

B. Fried: Motion to approved the meeting minutes for October 28, with corrections as cited in our packets and on this week's agenda.

J. Laut: Second.

Motion carries 5-0; via roll call vote.

Vouchers:

G. Comiskey: I move to approve the Georgetown Fish and Game: \$1,000.00 Site Plan application filing fee refund; as cited in our packets and on this meeting's agenda.

B. Watts: Second.

Motion carries 5-0; via roll call vote.

Correspondence:

H. LaCortiglia: Planning Board agrees to consider the correspondence as read.

Public Hearing: 494 North Street.

J. Laut: Motion to open the continuance of the public hearing for 494 North Street.

B. Fried. Second.

Motion carries 5-0; via roll call vote.

J. Cashell: At the October 14 meeting, the Board voted for me to draft a decision of approval. Also, we did get Larry Graham's final recommendation, and Jay made the changes related to his comments in the report. The plans were revised and submitted today.

H. LaCortiglia: Will you made the revision date of November 10, 2020 consistent throughout the plan set? Very nice decision John.

J. Ogden: Yes.

{Planning Board, Town Planner and applicant discuss minor revisions to draft decision.}

J. Laut: Motion to close the public hearing for 494 North Street.

B. Fried. Second.

Motion carries 5-0; via roll call vote.

H. LaCortiglia: Is there a motion to approve the Notice of Decision as discussed with corrections?

B. Fried: So moved.

Motion carries 5-0; via roll call vote.

Planning Office:

1. 68-70 Tenney Street.

Troy Brosnan- applicant

Eric Rogers – applicant

Tony Capechetti- applicant's engineer

Dave Varga- Engineer for the Town

J. Cashell: As reported in your packets, Cultivina is seeking a temporary occupancy permit. It is 6500 sq. floor building, located on Map 15, Lot 61A. Everything is in place with the exception of some landscaping and parking lot stripes. They are asking to provide a surety bond.

{Planning Board, Town Planner, applicants' engineer and applicants discuss difference between occupancy permit and temporary occupancy permit; parking; grading; watershed; landscaping plan; surety deposit}

H. LaCortiglia: What has not been done according to the approved plan?

T. Capachetti: The parking lot striping is not complete. This building is not open to the public however. There are 97 cameras on site. About 50% of the landscaping is in. Erosion control is in place. We are bonding all the trees and shrubbery.

D. Varga: I have reviewed the stormwater. I find the drainage design and construction to be acceptable. The current as-built shows 2 red oak – the as-built doesn't show any of the completed or proposed landscaping. More landscaping has been installed than is shown on the as-built. If there is a cash surety, it is up to the Planning Board to accept it. If it is a case of surety as a bond, then it is double the amount of the estimate, including the contingency.

B. Watts: I move for the Planning Board to favorably recommend to the Building Inspector, the issuance of the Occupancy Permit for the Cultivauna, LLC facility, located at 68-70 Tenney St., provided that prior to staff signing the requisite Temporary Occupancy Permit form, the applicant deposit with the Town as surety to complete,

replace or repair all outstanding landscape and earthwork items listed in the Board's Field Inspector Report, and that the surety be established/deposited with the Town in the sum of \$110,000.00

which shall be returned to the submitting party or his/her assigns upon the completion of the project, in its entirety, and in accordance with the Certificate of Approval and Site Plan-of-Record; both of which are attached, herewith, as reference to this motion.

B. Fried: Second.

Motion carries 3-0-2; via roll call vote.

2. **Little's Hill.**

J. Cashell: Larry Graham is continuing with his efforts at Little's Hill.

3. **Bailey Lane.**

J. Cashell: The developer is continuing work to finalize the project. They expect to be done in the next two weeks including the as-built plans.

4. **Planning Board Escrow Accounts.**

H. LaCortiglia: These will be discussed at our December 9 meeting.

5. **Parish Road OSRD.**

J. Cashell: The Board approved the project in 2009. There is a three-year period of time in which they can move forward. They are trying to convey the property. If they don't come in for an extension request before it expires, they are starting at ground zero again.

6. **51 W. Main Street.**

J. Cashell: They cleaned out all the asbestos. In the next month or so they will be demolishing the back portion of the structure. They are planning to start construction in December or January.

7. **MVCP MIMAP.**

H. LaCortiglia: I contacted MVPC re: mixed use planning district is not there on the map. The marijuana overlay district is inaccurate. Gerrard at MVPC is willing to do a zoning map update. I wanted to get approval for the Board to ask how many LTA hours this update will take.

{Planning Board agrees to use LTA hours for zoning map updates.}

Motion to adjourn: B. Watts.

Second: B. Fried

Motion carries 5-0; via roll call vote.

The meeting was adjourned at 8:52pm.