



## *Town of Georgetown*

## *MINUTES*

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Committee: Planning Board  
Date: March 10, 2021  
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 7:07pm by Harry LaCortiglia.

### **Minutes:**

B. Watts: Motion to approve the meeting minutes for February 10, 2021, as cited in our packets and on the agenda as amended.

J. Laut: Second.

Motion carries 5-0; via roll call vote.

### **Vouchers:**

B. Watts: Motion to approve the voucher for H.L. Graham Associates, for Technical Review for Pingree Rd. \$520.00; and G. Mello Disposal \$780.00; also, for WB Mason office supplies for \$54.70 and \$107.10; and BMO financial for zoom charges \$64.99; as cited in our packets and on this meeting's agenda.

J. Laut: Second.

Motion carries 5-0; via roll call vote.

J. Cashell: Our town meeting is scheduled for May 3, 2021.

### **Planning Office:**

#### **1. Pingree Road.**

David Gallagher, Jesse Shumer, Attorneys for the applicant

J. Cashell: It is pretty straightforward. They tried to meet the requirements set on the February 10<sup>th</sup> meeting. They were unable to finish the plans in time for Larry Graham to have time to complete the peer review. Larry has since received the plan and has agreed to submit his report to us by March 31<sup>st</sup>.

Regarding the zoning law changes, we may end up having one or two amendments to deal with. We should be able to handle Pingree Rd. and any other zoning amendments that evening. We have an advertising deadline of 14 days prior to the date of the public hearing. We are in a tight timeframe.

H. LaCortiglia: My understanding is that some test pits needed to be done?

D. Gallagher, Attorney for the applicant: Those test pits have been done, and Mr. Graham has that information.

G. Comiskey: I move to continue the review of the Land Court requested Pingree Rd. remand action to the board's 14 APR 21 Meeting, per the litigant's request.

Second. B. Fried.

Motion carries 5-0; via roll call vote.

## **2. Reynard Lane.**

J. Cashell: Mr. Bussing is the owner of this lot. He does not have a representative here. I did provide Nick Cracknell's very extensive memo from June 2009. It has been completed in its entirety. All of the lots and the surety has been released. The abuttor would like to acquire this lot. The action that is being requested is for that parcel to be released from the covenant.

G. Comiskey: Reynard Lane was built much before the Pillsbury subdivision. It would have to be the correct reference for the covenant release to Reynard and Partridge Place. This right of way is not part of any open space. I think Reynard was built around 1992. Check Fox Hollow.

H. LaCortiglia: Will you check with the Tax Collector to be sure all the taxes have been paid?

J. Cashell: I will present this again at the next appropriate meeting.

## **3. Bailey Lane.**

J. Cashell: Bailey Lane does have progress. Dave Varga has the electronic copies of the Bailey Lane subdivision and tomorrow morning he will receive copies of the as-builts to start inspections. I will put this on the agenda, once Dave's report is complete. Bailey Lane was repaved. It is one of the nicest roadways in the town.

## **4. CVS Plaza.**

J. Cashell: This will start tomorrow. The septic will be replaced and enlarged. They did put some hay down on immediate disturbed soils, but septic area remains uncovered with erosion control materials. I believe that they have taken care of the lighting on the south side of the residence. There is no more developable land on the property. Dave Varga is working with their general contractor and he will be on site tomorrow. We will be collecting the affordable housing trust monies.

G. Comiskey: Is CVS still considered two separate lots?

J. Cashell: We will verify with the Assessor.

## **5. MS4 Report.**

J. Cashell: The whole effort with the 2021 MS4 is monumental. We are technically in Year 2 of the new MS4 requirements. The Town signed a contract to have MVPC assist Georgetown in fulfilling the filing requirements. In addition, there is going to be a warrant article in May that will hopefully engage an engineering firm to fulfill the engineering requirements. There is an estimated cost of \$16,000. There is no choice in the matter, we need the expertise.

G. Comiskey: Is MVPC writing the scope of services for CEI?

J. Cashell: Yes, and Peter Durkee is working with both of them. Jen Hughes at MVPC is scouring our bylaws to be sure that they are up to speed.

G. Comiskey: The higher rainfall totals we already have. TSS is going up to 90; we are only at 85 now.

J. Cashell: Peter does have a trained geologist working for him.

## **6. G. Mello Disposal.**

H. LaCortiglia: What about the traffic consultant and the contract?

J. Cashell: They will not be able to complete the traffic peer review for March 24<sup>th</sup>. They offered to give a partial review. I think it would be best to hear the full results of their peer review as opposed to a partial review. Our April 14<sup>th</sup> meeting is fully packed, so I am suggesting the April 24<sup>th</sup> meeting. We will just need an extension through the next quarter from the applicant.

{Planning Board agrees to have the full review at the April 24<sup>th</sup> meeting.}

H. LaCortiglia: Any progress on that video of the truck turning?

J. Cashell: Not yet.

## **7. Rail Trail.**

The property owners that are directly impacted on the power line easement will be receiving a letter in the near future re: how their property relates to the new bike route. They will also receive notice re: the design public hearing in virtual format. It will be advertised and on our town website. April 22 is the tentative date of the hearing; the viewers can provide input directly to the state. We would like as much viewership as possible. The 25% design phase will be presented. They go from 25% to 75% very quickly. Potential groundbreaking is in 2023 for 3 years.

J. Cashell: I will be on vacation next week, and the following week is the 24<sup>th</sup> meeting.

H. LaCortiglia: Just be wary of when the Board of Selectmen closes the warrant, a placeholder may need to be put in.

B. Watts: Motion to adjourn.

B. Fried: Second.

Motion carries 5-0; via roll call vote.

The meeting was adjourned at 8:28pm.