



## *Town of Georgetown*

## *MINUTES*

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Committee: Planning Board  
Date: January 13, 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 7:08 by Harry LaCortiglia.

*{Planning Board and Town Planner discuss and agree to moving the G. Mello public hearing to the first order of business. this evening.}*

### **Public Hearing:** G. Mello Disposal.

J. Cashell: At the March 11, 2020 meeting the applicant presented the Site Plan. We were also moving toward having the applicant present the traffic plan. This is the first hearing since the Covid related executive order by the Governor. This is a restart, a new public hearing for the Mello transfer station at the end of Carleton Drive.

The applicant will be giving a recap of the Site Plan, and presenting the traffic review. Larry Graham is advocating for the hiring of a traffic consultant.

B. Watts: Is there something that can be done to be sure that our new member George Comiskey can fully participate?

G. Comiskey: I'd like to hear what Ms. McCann has to say regarding this.

N. McCann: I am not aware of how a Board member can miss two meetings, I am not aware of how missing two meetings is permissible.

J. Eichman: The applicant would need to make a full presentation.

N. McCann: It is onerous to start over yet again, we would prefer to move forward.

B. Watts: This is an important project, we need George and his perspective. I need to hear a full presentation also, it has been 10 months.

J. Eichman: I agree that abstention would be equivalent to not participating.

J. Cashell: I received in the mail late today a notice re: deficiency from DEP.

N. McCann: DEP wanted us to notify Rowley with regard to the soils. They were simply looking for the soil analyst providing a certification.

B. Fried: Is that public information? There was a little bit more to that letter, we can let people read it on their own.

Scott Cameron, Engineer for the applicant: This site was abandoned in the early 2000's. It sits at the end of Carleton Drive. One of the driving factors was the protection of the environment and what we do to the condition of the property as it was left. We designed a clockwork orientation around the site. There is a stand alone public dropoff for residential waste with ten oversized parking spaces. This design exceeds all the stormwater requirements, rain gardens, low impact infiltration area, underground system of large concrete tanks that allow water to be contained and recharged into the ground, a hydrodynamic separation system. There are hoods for the catch basins, sumps. We treat and polish stormwater before it goes back into the water supply.

The landscaping plan is mostly vegetative stabilization measures. Facing route 95 is a 100-foot wooded buffer reinforced dense hedge of evergreen trees. There will be no visibility to route 95.

GPI Traffic Engineer for G. Mello: This is our first presentation of the full study. It was initially done February 2019 for a Zoning Board of Approval. It covers the intersection of 133 with route 95, and the intersection of Carleton Drive with 133. Subsequently, we looked at the existing transfer station in April 2019 during spring cleanup time. The existing facility is open both on Saturday and Sunday. We projected out for a 7 year analysis. We accounted for a seasonal fluctuation, grew traffic out 1% per year. That growth rate was conservative. Commercial vehicles, packer trucks, roll off containers, small commercial vehicles and transfer trailers.

There are truck storage facilities in North Andover MA, Epping NH, Eliot NH, and Lewiston ME.

N. McCann: This was an extensive traffic study. We are happy to answer any questions.

H. LaCortiglia: Larry, I wanted to get your input regarding this. Can you bring us up to speed regarding traffic?

Larry Graham: Very good presentation by Rebecca Brown. I still do have some questions that I raised in my last review. GPI's letter of January 4 is a good summary. Where I still have questions:

1. the condition of Carleton Drive and whether or not this increase will deteriorate the condition that is already deteriorated.
2. maneuvering around a truck on the right side.
3. east on 133 approaching Carleton Drive to take a left.

Travel lane width, shoulder width, total width of roadway, accommodating bypassing vehicles while turning left into the site, vehicles waiting to make left turns in, vehicles turning in and out of Carleton Drive.

I am not certain that this issue doesn't warrant a lane for someone to safely pass.

B. Fried: Motion for a third party traffic review.

B. Watts: Second.

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

J. Cashell: Truck drivers may not be as practiced. That intersection should be thoroughly reviewed. What physical improvements could be made to the right of way? Perhaps a left turn travel lane going into Carleton Drive.

B. Watts: With the right hand turn, there was no room for error, very close to parked trucks. I would like some verification. I would like to have access to these slides, we generally require this information a week in advance.

J. Cashell: The extension of time is only good through January 27, 2021. I have asked the applicant to consider a March 31, 2021 extension date. If the applicant agrees, we will execute a Form H.

N. McCann: We agree, and I will get the Form H to John tomorrow.

B. Fried: I motion to accept the Form H, through March 31, 2021.

J. Lau: Second.

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

B. Fried: I would like to read one letter into the record. *{Reads Attorney Letter into the record, attached to these minutes}*.

I would like this to be looked at by Town Counsel, to review these issues.

H. LaCortiglia: We aren't able to take any public comments tonight. There will be time for adequate public interaction at the next hearing.

J. Eichman: I am aware of the issue (brought up in attached attorney's letter). The appeal of the Building Inspector's decision is appealed to the Zoning Board of Appeals and is pending review.

*{Planning Board, Town Planner and applicant's attorney discuss continuation date}*.

J. Laut: Motion for the continuation of the G. Mello Carleton Drive public hearing to March 24, 2021.

B. Watts: Second.

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

**ANR:** 50 Tenney Street.

J. Cashell: Each proposed lot meets frontage and lot size requirements.

Jay Ogden: Quite a bit of frontage, quite a bit of ledge and rock, small wetlands area in the back. These lots meet all the zoning requirements at this time.

G. Comiskey: I move to endorse the ANR Plan entitled: Plan of Land located in Georgetown, MA, property of Brian R. Page Trust, prepared by WGH Land Survey & Design, 83 West Main St., Merrimac, MA 01860, consisting of Sheet 1 of 1, dated 28 DEC 2020 and last revised 31 DEC 2020 and for Form B shall be executed by the Planning Board and recorded, together with the above cited Plan, at the South Essex County Registry of Deeds.

B. Watts: Second.

Motion carries 5-0; via roll call vote.

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B. Fried: Motion to accept the minutes of December 9, 2020 as written.

J. Laut: Second.

Motion carries 5-0; via roll call vote

**Vouchers:**

B. Watts: I move to approve the voucher to H.L. Graham for \$1040; as well as BMO financial for Zoom \$140.00.

J. Laut: Second.

Motion carries 5-0; via roll call vote

**Correspondence:**

H. LaCortiglia: I will hear a motion to consider the correspondence as read.

B Watts: So moved.

Motion carries 5-0; via roll call vote

B. Watts: Motion to adjourn.

J. Laut: Second.

Motion carries 5-0; via roll call vote.

The meeting was adjourned at 9:35pm.