



Committee: Planning Board
Date: February 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 and by choosing the Community TV option.

The Meeting was called to order at 7:01 by Harry LaCortiglia.

Minutes:

B. Watts: Motion to approve the meeting minutes for January 27, 2021 as cited in our packets and on the agenda.
J. Laut: Second.
Motion carries 5-0-1 via roll call vote.

Vouchers:

B. Watts: Motion to approve the voucher for H.L. Graham Associates, for Technical Review for G. Mello \$390.00. as cited in our packets and on this meeting's agenda.
J. Laut: Second.
Motion carries 5-0; via roll call vote.

J. Laut: Motion to approve the voucher for BMO Financial for Zoom services for \$69.06; as cited in our packets and on this meeting's agenda.
B. Fried: Second.
Motion carries 5-0; via roll call vote.

Planning Office:

1. Pingree Road:

Peter Ogren, Engineer for the applicant
David Gallagher, Jesse Shumer, Attorneys for the applicant
Kendra Kirsherf, Attorney for MA DCR

46 Robert Clewell, Attorney for abutments

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48 J. Cashell: Larry Graham and I did a walk of Pingree Road in its entirety. We took into consideration
49 the drainage features that will need to be addressed, the site entrance lack of site distance. We had a
50 several hour Zoom meeting with Peter Ogren. The summary is that for tonight, they would like to
51 present an alternate ANR plan and conceptual layout of Pingree Road that would shorten the road.
52 The first 3 of 4 lots frontage would be shortened.

53
54 P. Ogren: The last couple hundred feet of roadway were of concern re: grading, drainage. We
55 removed the worst problematic portion of the roadway. We have agreed to dig some test holes to test
56 the soils. They may possibly be tested in the next week. This plan is several hundred less feet of road.

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58 L. Graham: I agree with what John and Peter summarized. I have no objection with the Board
59 considering this newly submitted ANR plan.

60
61 B. Fried: Did everything just shift down closer to the main road a couple of hundred feet?

62
63 G. Comiskey: If we are looking at a new ANR, does this have to be filed, do we have to get Court
64 approval? This isn't the plan that is currently in the registry right now.

65
66 H. LaCortiglia: Are you planning to file an ANR with the Planning Board? or are you asking us to
67 agree in concept?

68
69 P. Ogren: We will file it. A mylar will be submitted including agreed upon changes.

70
71 J. Cashell: Jon Eichman, do you see anything that the Planning Board has to worry about in any
72 manner so far as approving this ANR vs. the constructively approved ANR?

73
74 J. Eichman: My concern was regarding roadway layout. My understanding is that it is not going to
75 change. It will only be lot line changes. If that remains true, I don't have any concerns. I believe that
76 is consistent with the Land Court order.

77
78 J. Cashell: I am wondering, does the applicant want to transition into a definitive plan for the Board's
79 consideration? We are going to need a surety in place, possibly a covenant. I think the Board is willing
80 to work to that end. Is that something that is conceivable?

81
82
83 J. Shumer: Because the ANR was constructively endorsed, our client did not want to go through
84 Definitive Subdivision because of the expense. I suppose we could consider that solution.

85
86
87 H. LaCortiglia: Would the Board possibly be endorsing an ANR? How would we endorse an ANR
88 for a future road? Would the ANR be submitted and approved after the proposed road was built to
89 specifications?

90
91 J. Eichman: Yes, that is correct. The ANR standard is pretty straightforward.

92
93 B. Fried: Yes, I think the new plan is a better idea.

94
95 J. Laut: I agree with the changes.

96
97 B. Watts: I concur with Bruce. I wouldn't oppose.

98
99 G. Comiskey: I prefer the shorter road.

100
101 J. Cashell: Two outstanding issues for February 24th. (1) Will you be able to sufficiently address the
102 stormwater issues? (2) no one wants their signature on the lack of site line with E. Main Street. There
103 is a lack of site line and how will site line be acquired to the west?

104
105 K.Kerchief: We just received the package today. Our concerns are with the road itself and impacts to
106 the Commonwealth property.

107
108 *{Attorney for abuttors, Planning Board discuss the fence interfering with site line distance.}*

109
110 G. Comiskey: Didn't you say that you were going to have that staked out?

111
112 P. Ogren: Snow has precluded that.

113
114 H. LaCortiglia: I would like to see the site line distance maximized to the fullest extent possible.

115
116 G. Comiskey: I move to continue the review of this matter re: Tolman v. Town of
117 Georgetown, as it relates to the Memorandum and Order on Plaintiff's Motion for Partial
118 Summary Judgement as authorized by Mass Land Court Justice Keith C. Long, date specific to
119 the March 10, 2021 meeting.

120 J. Laut: Second.

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

122
123 **Correspondence:**

124
125 J. Cashell: We are still receiving multiple letters from residents. These will be included when the
126 public hearing is next on the agenda.

127
128 G. Comiskey: Regarding the public hearing notice from Boxford, there are proposed 66 units in a
129 Zone 2 public water supply between Pine Plain Road and West Street. I think it is something that the
130 Town should respond to. We have had low flow rivers in that area. Zone 2 are our well fields.
131 Ingalsby Farm is a 125 acre property. We have time to be involved due to the proximity of our well
132 fields. The Board was not aware that this was a public water supply. I will be writing a letter on
133 behalf of Parker River. In Boxford, everyone is on a private well. Residents on Pine Plain Road are
134 having problems with their wells.

135
136
137
138 **2. Zoning Map Update:**

139 MVPC has updated our zoning map.

140
141 **3. FY22 Planning Board Budget:**

142 J. Cashell: We have cut \$600.00 from the prior year.

143
144 **4. Update on G. Mello Traffic Peer Review:**

145 J. Cashell: I was instructed by the Board to find several traffic peer review consultants.

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147 J. Laut: I would think that John's recommendation carries a lot of weight.

148
149 B. Fried: How long would something like this normally take? A couple of weeks?

150
151 J. Cashell: Yes.

152
153 B. Fried: I did look at all three, and I agree. Ron Muller would have been my first choice.

154
155 J. Cashell: These are three incredibly strong candidates. All we are doing is getting a professional
156 traffic peer review. I recommended in my staff report a review of the traffic study, a review of Larry's
157 work, to propose what needs to be done further.

158
159 *{Planning Board and Town Planner discuss selection of traffic engineer.}*

160
161 B. Watts: This is a technical area. I am still waiting to see the traffic study that was presented to us. I
162 have to rely on John's expertise and his background. I do like Mr. Muller.

163
164 B. Fried: I would be ok going with Ron Muller. He seems very capable. I would give a thumbs up to
165 him.

166
167 H. LaCortiglia: It appears that Mr. Muller is the choice of the Board.

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170 **5. Green Communities:**

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172 J. Cashell: Last year, we applied to become a Green Community member in the state's program.
173 There are about 240 members. We were allocated a grant of \$140,000. We had a study done of all the
174 municipal buildings---this program provided weatherization of the Town Hall and Public Safety
175 Building that will save upward of 20% of energy costs going forward.

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177 **6. Municipal Vulnerability Program:**

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179 J. Cashell: This grant will improve the watershed at the E. Main Street/Library Street location.

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181 **7. Rail Trail:**

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183 J. Cashell: We are in the process of scheduling the first public hearing for March for the bike path that
184 will highlight Georgetown, Newbury and Boxford. This design public hearing will be the kickoff. We
185 are working on easements. The north part of West Main St toward Newbury is doing well. The south
186 part toward Boxford has approximately 80 abutters. The railroad went out of business in the 1930's.
187 The state granted the electric company the exclusive use of the easement.

188
189 **8. CVS Plaza:**

J. Cashell: I worked with them to stabilize the naked soils. They put some hay on top of the leeching field. I will follow up with them to be sure there are no erosion issues as spring comes. Dave Varga is working with me on exterior lighting issues. All site improvements will be coming before the Board.

9. Bailey Lane:

J. Cashell: They are delayed due to the snow.

10. Little's Hill:

J. Cashell: Also delayed due to snow. We are waiting for better conditions.

B. Fried: Motion to adjourn.

B. Watts Second.

Motion carries 5-0; via roll call vote.

The meeting was adjourned at 9:09pm.