



Committee: Planning Board
Date: May 12, 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.

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:

J. Laut Motion to accept the minutes of April 28, 2021.
B. Watts: Second.
Motion carries 5-0; via roll call vote.

Vouchers:

B. Watts: I move to approve the voucher for R. Muller and Assoc. traffic peer review \$2155.00 as cited in our packets and on the agenda.
J. Laut: Second.
Motion carries 5-0; via roll call vote.

Election of Officers:

J Cashell: Election of officers, Chairman, Vice Chairman, and Clerk of the Planning Board.

B. Fried: I would like to nominate Harry LaCortiglia as Chairman of the Planning Board.
B. Watts: Second.
Motion carried via roll call vote 4-0; 1 abstain Harry LaCortiglia.

J. Cashell: Is there a nomination for Vice Chairman?

H. LaCortiglia: I motion for Bruce Fried as Vice Chair.
B. Watts: Second.
Motion carried via roll call vote 4-0; 1 abstain Bruce Fried.

H. LaCortiglia: I stand to nominate Bob Watts as Clerk of the Planning Board.
B. Fried: Second.
Motion carries via roll call vote 5-0; via roll call vote.

Pingree Road:

46 J. Cashell: In the April 14th, meeting, this was continued to this evening. I was asked to
47 communicate with Police, Fire and DPW re: fire safety, sight distance, drainage. At this point, the
48 applicant is still working on stormwater issues in regard to Larry Graham's report to date. They are
49 working on resolving the stormwater management plan. There are other issues that are outstanding
50 that we could progress with such as fire safety and sight distance.

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52 However, the applicant's attorney would like to postpone the discussion entirely until the next
53 scheduled meeting.

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55 H. LaCortiglia: As a courtesy to the Fire Chief, I would like him to summarize his response, since he
56 is here.

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58 Fire Chief Savage: Outlining our stance, the bottom line is that Georgetown has a robust municipal
59 water system and it runs down east main. We expect fire hydrants in this new road. We also have to
60 make sure that the turnaround is sufficient for us to turn around our larger vehicles.

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62 G. Comiskey: If you could address in future emails, what would happen if there were multiple fire
63 vehicles, and what would happen if there was congestion there.

64
65 Chief Savage: This road is in the middle of a state forest. A recent home in that area ended up
66 burning up 8 full acres and it could have been a lot worse.

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68 Attorney Gallagher: We have some issues as to whether the issue of hydrants is an appropriate
69 concern for the board. This does not relate to the road construction as defined by the Court
70 decision. We would like our Engineers to be here to address these issues directly.

71
72 Town Counsel Jon Eichman: I don't have anything to add to that. I think the issues articulated
73 regarding fire safety have to be met. The extent that the Planning Board can get into those issues,
74 regarding scope, I think the Board can continue to look at this while the road is being considered, I
75 think it is a good idea to continue considering fire safety.

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77 H. LaCortiglia: I would like to respect the applicant's wishes and move discussion to our next
78 meeting.

79
80 J. Cashell: T-shaped turnaround at the end of the 1.2-mile dead end should be looked at with the Fire
81 Department before our next meeting. The applicant also has to ensure that this roadway design to
82 date meets the fire department criteria.

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84 H. LaCortiglia: By unanimous consent, we will continue this meeting to June 23, 2021.

85
86 **21 Warren Street:**

87 J. Cashell: 21 Warren Street. The applicant has a new plan, involving creating 4 ANR lots. They will
88 be coming in with an ANR plan as opposed to what was going to be discussed tonight.

Since I wrote this report, they have respectfully asked to withdrawal this informal presentation.

Warrant Articles:

J. Cashell: Warrant Articles for bylaw modification. Both are scheduled for public hearing for May 26, 2021. The amendments that are proposed for Ch 57 Stormwater and Erosion Control result from Jennifer Hughes at MVPC, her review from our existing bylaws. This is the language that needs to be amended for the town to comply with MS4. If we adopt these bylaws before June 30, we will be in full compliance with MS4. If the bylaws do not go before Town Meeting in June, we will be ready for the fall town meeting.

G. Comiskey: Will Jennifer from MVPC be in attendance? And, can this draft be modified at the hearing? Could we also create a scope of work for upgrading the MS4 plan?

J. Cashell: Yes, she will. Yes, it can be modified. We will probably have a draft MS4 report by that meeting. The due date is June 30. Peter is working with the tenant for the SWWP plan for the existing transfer station.

J. Cashell: Major development review- we did go over all of the particulars at our last meeting.

Pre-Construction Meetings:

J. Cashell: Pre-construction meeting for 51 W. Main Street. Fire, Police, Highway, Water, BOH convened with the applicant. The rear part of the structure will be coming down, all the permits are in place. A new rear will be constructed. The main front part will remain in place and be completely rehabilitated. There will be 7 townhouses built in the rear. Dave Varga, the Planning Board's field inspector was also there. John Colantoni is the developer for both 51 W. Main Street and 66 Parish Road.

The project at 66 Parish Rd. will be 10 single family houses in a condominium style ownership. One of the major features, it will have a joint leaching system, and it is planned for municipal water. The route of the power coming into the property is still being debated whether it will be Georgetown Municipal Light Department or National Grid. The reconstruction of the culvert in Newbury has to be done by the developer prior to the first occupancy permit. That roadway is in under the purview of the Newbury Board of Selectmen. Thirty-three acres of Open Space will be donated to the Georgetown Conservation Commission

Motion to adjourn. B. Fried.

Second: J. Laut.

Motion carries 5-0; via roll call vote.

Meeting adjourned at 8:03pm.