



Town of Georgetown

MINUTES

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3 Committee: Planning Board
4 Date: June 9, 2021
5 Time: 7:00 pm.
6 Location: Virtual Meeting via Zoom

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9 Members present: Harry LaCortiglia, Bruce Fried, Bob Watts, George Comiskey, Joanne Laut.
10 Staff present: Town Planner, John Cashell.

11

12 Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board
13 meetings may be found at www.georgetownma.gov and by choosing the Community TV option.

14

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

16

17

Minutes:

19 J. Laut: Motion to accept the minutes of May 26, 2021.
20 B. Fried Second.
21 Motion carries 5-0; via roll call vote.

22

Public Hearing: G. Mello Disposal.

24 H. LaCortiglia: I will now open the continuation of the public hearing for G. Mello, Carleton Drive
25 site plan approval continued from April 28, 2021.

26

27 Nancy McCann, attorney for the applicant: This was filed in October 2019. 15,000 sq. foot enclosed
28 building, a scale area and a residential drop off.

29

30 {*Applicant's representatives, Ron Muller Assoc, and Planning Board discuss Mr. Samel's truck turning video
31 presented at the last meeting; traffic control; queuing; stacking; police detail; police camera monitoring of intersection;
32 pavement samples; unsuitability of the current roadway; stormwater and erosion control;}*}

33

34 Rebecca Braun: Ron Muller Associates: Traffic count data on Carleton Dr; 28% lower than 2019;
35 distribution of traffic, peak traffic. We recommend applicant count traffic at a similar facility. We also
36 requested the volume of waste. Predictability of total volume of vehicles; types of vehicles; employee
37 traffic; number of transfer trailers 20 a day; packer trucks; small commercial vehicles was estimated to
38 increase by 30%. Truck arrival times- we recommend times be outside peak travel and school bus
39 route at 7-9am and 4-6pm. Pavement notes did show the base and subbase are unsuitable. For the
40 turning movements, Mass DOT guidelines allow crossing the line, that situation is acceptable.

41

42 H. LaCortiglia: DOT guidelines are not law, correct? And, the only comparison facility used was
43 Auburn?

44

45 R. Braun: Correct, just guidelines.

46

47 B. Fried: Why are we only using one facility for comparison? I requested one table- I would like to
48 see this data consolidated. Are you able to put this into one table?

49
50 G. Comiskey: The queuing is up to 75 second delay existing on Carleton Drive. Analysis shows a 6-
51 vehicle queuing maxim. How did you come up with that number?

52
53 K. Braun: Six vehicles in the queue would be the maximum worst case scenario, at peak hours.

54
55 K. Braun: A stop line is not a remedy for the tractor trailer trucks not needing to cross over the
56 center line. We were concerned about this. Important to limit the interaction with the larger trucks.

57
58 B. Watts: There is no mention of traffic control in any operations and maintenance plan. When you
59 make allegations that someone has doctored evidence, you must provide evidence. I want to know
60 what could possibly go wrong. That seems to be thought of as a footnote rather than a plan. We will
61 see what happens is not good enough for me. None of the videos I saw showed that trucks could
62 routinely make that turn. Is there a plan to address the stacking of vehicles and traffic control?

63
64 Rebecca Brown, GPI: G. Mello will provide traffic control officers.

65
66 J. Laut: Who will be policing/counting how many cars are backing up?

67
68 N. McCann: The applicant.

69
70 J. Cashell: There is an unknown with this. It could be a condition of the permit with the Police
71 Department is monitoring. They could have a camera monitoring system and thereby see what
72 adjustments need to be made. There are always ways to correct it after the fact.

73
74 Rebecca Brown: We took 11 pavement core samples, 150 ft. apart on alternating sides of the road.
75 Miller Engineering our subcontractor, recommended a full depth reconstruction of the roadway for
76 the entire length.

77
78 H. LaCortiglia: John, will you talk with Pete Durkee and ask him how he would want to work with Mr.
79 Mello regarding the roadway?

80
81 J. Cashell: The Board of Selectmen are the exclusive jurisdiction authority for allowing improvements
82 on public roadways.

83
84 B. Fried: What is the estimated cost for that reconstructed roadway?

85
86 H. L. Graham: I haven't communicated with Scott Cameron since October 2020. That is finalized.

87
88 G. Comiskey: It is a 1600-foot roadway. Would this site be exempt from our stormwater bylaw? Our
89 bylaw specifically states not to use the MA Stormwater Standard.

90
91 L. Graham: No, it would not be exempt.

92
93 S. Cameron.: We followed the Georgetown bylaw and the Cornell numbers highest standards.

95 G. Comiskey: Is that report with your calculations available?
96
97 S. Cameron: Yes, we filed it in May 2020.
98
99 G. Comiskey: Where does the water go now? Larry, will you look at the current drainage and suggest
100 any improvements?
101
102 L. Graham: Agreed.
103
104 J. Samel, 16 Carleton Drive: It is raw footage, I have hundreds of hours---it is not doctored or
105 modified. What about the traffic from buildings and businesses that are already there? The data that
106 you are using is totally invalid. Right now, and at the end of every gym class and shift, it backs up
107 further than that now. What about the impact to existing businesses?
108
109 You did not get an independent traffic study.
110
111 You got a review of the applicant's study.
112
113 You need an independent traffic study, and you need to account for the existing businesses and
114 vehicles.
115
116 J. Duff, 6 Spaulding Rd: (1) – is it believable that we can only find one transfer station in the entire
117 state to compare? (2) 18 wheelers that have no choice but to cross the line- with even bigger vehicles
118 we all know this can't be done. (3) queuing can't even be handled currently. (4) If the Town or G.
119 Mello is required to build the road, why not just rehab the existing site to meet DEP requirements? (5)
120 environmental issues (6) what happens when more than these numbers come through and everything
121 blows up? What is our recourse as a town?
122
123 T. Lasquade, 1 True Lane: When can we expect the traffic report to include the packer trucks? I'd like
124 to see an updated report. How will regulated monitoring work for timing: How would that be
125 enforced, what are the repercussions if they are not following that?
126
127 Jason Mello: There are 4 per day with recycles only currently.
128
129 H. LaCortiglia: Quickly since we are getting late, views from abutters on Carleton Dr; snow storage;
130 town and FEMA floodplain on plans; wintertime visual screening for Route 95 and all abutting
131 businesses; sound buffering, landscape plans—40% of front yards is required to be landscaped.
132
133 J. Laut: Motion to continue to July 28, 2021.
134 B. Fried: Second.
135 Motion carries 5-0; via roll call vote.
136
137 **ANR**: Warren St.
138 J. Cashell: This is a 5-lot ANR on the corner of Crescent Drive and Warrant St.
139
140 {*Planning Board, Applicant and Town Planner discuss 5-lot ANR*}
141
142 B. Fried: Motion to endorse the ANR as presented tonight.

143 B. Watts: Second.
144 Motion carries 5-0; via roll call vote.
145
146 **Planning Office:**
147
148 1. Bailey Lane.
149 J. Cashell: We are continuing review of as-built plans, and review of the site with Dave Varga.
150 2. CVS Plaza.
151 J. Cashell: No occupancy permit has been issued. They owe us as built plans and in lieu payment for
152 the affordable housing trust.
153
154 H. LaCortiglia: What is the status of the easement deed for the Fire Department?
155
156 J. Cashell: That needs to be recorded and that is still in progress.
157
158 For Barry Way, there is a lot of progress taking place. The developer has been very cooperative. Still
159 working on the final transfer of open space. 494 North St is also moving forward. There is a new
160 project to be scheduled –2 Norino Way. A Special Permit Cannabis facility, major development.
161
162 **Vouchers:**
163
164 J. Laut: Motion to pay the voucher for H. L Graham for the G. Mello review of \$390.00.
165 B. Fried: Second.
166 Motion carries 5-0; via roll call vote.
167
168 *{Planning Board and Town Planner discuss regulations for MDR, MS4 permit and reporting June 30 deadline,
169 Stormwater Committee meeting next Wednesday, Annual Town Meeting June 21, Tin Lizzie site application for
170 multifamily housing}.*
171
172 Motion to adjourn. B. Fried.
173 Second: J. Laut.
174 Motion carries 5-0; via roll call vote.
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176 Meeting adjourned at 10:21pm.
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