



Town of Georgetown

MINUTES

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3 Committee: Planning Board

4 Date: September 8, 2021

5 Time: 7:00 pm.

6 Location: Virtual Meeting via Zoom

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8 Members present: Harry LaCortiglia, Bruce Fried, Bob Watts, George Comiskey, Joanne Laut.

9 Staff present: Town Planner, John Cashell.

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

13 The Meeting was called to order at 7:00 by Harry LaCortiglia.

14 H. LaCortiglia: I would like to give the Board my apologies for the last meeting. At the last meeting
15 things got a little bit out of control. There was a lack of civility. I want to remind everyone that if you
16 are listening, you should be muted. This is a public meeting, no one actually has the right to speak.
17 The right to speak is a temporal one, given by the Board. This is not a hearing. If you would like to
18 speak, please use the hand function. When you are trying to address the Board, please ask your
19 question through me, and I will then transfer the question to the appropriate party.

20 **Minutes:**

21 J. Laut: Motion to accept the meeting minutes for August 25, 2021 with corrections.

22 B. Fried: Second.

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

24

25 **Vouchers:**

26

27 J. Laut: Motion to pay \$64.00 for BMO for the Zoom monthly charge; MVPC MIMAP
28 \$2,000; and \$520.00 payable to H.L. Graham for the technical review of Pingree Rd.

29 B. Watts: Second.

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

31 *{Planning Board Chairman requests \$910.00 voucher payable to H. L. Graham, is resubmitted at the next meeting*
32 *with corrected invoice - number of hours corrected from 3 to 7.}*

33

34 **ANR:** Hampshire Lane – Map 7A, Lot 36. This Plan includes land in Groveland.

35 *{Planning Board, Town Planner and applicant discuss William Holt, the engineer was going to present the plan. He is*
36 *unable to attend this evening.}*

37 Mike Maroney, for the applicant: I request leave to withdraw without prejudice. I apologize for
38 taking up the Board's time.

39 H. LaCortiglia: Please also send that request in writing to the Town Planner.

40 B. Watts: I move that we accept the withdrawal without prejudice of the application with the
41 understanding that we waive the filing fee for this withdrawn application.

42 B. Fried: Second.

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

44

45 **554 North Street/Barry Way**: Request to establish surety for 3 lot-subdivision.

46 H. LaCortiglia: The Board asked for a presentation, and none of the applicants are in attendance.

47 J. Cashell: I think there may have been a miscommunication and they did not understand they needed
48 to be here. I did not talk with anyone specifically addressing them to be here this evening. I have a
49 feeling they are not aware of it.

50 B. Watts: The purpose of this is to establish that they need to provide \$45,070.00 before they can
51 proceed.

52 J. Cashell: Yes, they have to submit as a form of surety acceptable to the Board. And this amount is
53 verified by Dave Varga, and it is times two, the amount necessary to complete all of the items.

54 B. Watts: I have no objection to sending them a bill.

55 J. Cashell: I don't see any problems with the Board taking the action as described in the draft motion.

56 B. Watts: I move to approve a surety for the Barry Way 3-lot Subdivision, in the amount of
57 \$45,070.00, as recommended in writing by the Planning Board's Field Inspector/Engineer; this
58 recommendation is attached to the document presented on the agenda; this surety shall be
59 established in the form of cash deposit to the Town or Letter of Credit established with a
60 Massachusetts licensed bank. In the event the owner of record for said subdivision fails to
61 complete this subdivision, said surety funds shall be exercised to complete any and all
62 outstanding construction items, and return any remaining surety funds, plus interest, to the
63 rightful party. Note: said subdivision shall be completed in accordance with the approved and
64 recorded Definitive Subdivision Plan-of-Record, entitled: Definitive Subdivision Barry Way,
65 Georgetown, MA, recorded at the So. Essex County Registry of Deeds, Bk. 477, Plan 71.

66 J. Laut: Second.

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

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69

70 **G. Mello Disposal Carleton Drive Map 15 Lot 46:** Deliberate and Vote on Site Plan Approval
71 Application for Proposed Transfer Station.

72
73 H. LaCortiglia: In this particular case, George, it would be best if you did not participate this
74 conversation, do you agree?

75
76 G. Comiskey: Yes, I understand.

77
78
79 B. Fried: Motion to approve this project.

80 J. Laut: Second.

81
82 *{Planning Board deliberation.}*

83 B. Fried: I've thought a lot about this and I have not been able to identify conditions that could be
84 applied to this project that would allow me to support it; and I have many concerns.

85 I am concerned that the Level of Service at the intersection of Carleton Dr and Rte 133 is currently a
86 level F but needs to be a level D or better for this project. No solution was ever provided on
87 improving the Level of Service of that intersection.

88 I have concerns about the amount of traffic increase as well as the tonnage that Carleton drive will see
89 daily; and I have concerns that the traffic studies that we were provided were not sufficient to address
90 those concerns. Not sure if everybody realizes that with the weight of the vehicles included it is going
91 to be 7,000 tons a day of weight on Carleton Drive --not just the 500 tons at the transfer station.

92 Another major concern is Carleton drive itself.

93 It was advised by the engineering firm of Miller Engineering based on the core samples that were
94 taken that the road needed to be torn up 3 ft deep and reconstructed properly with proper drainage.
95 At our June 9th meeting, we asked for the cost to rebuild that road to those specifications

96 We never received that cost estimate, what we received was a statement that the applicant had met
97 with our town highway manager and that he will figure out what standard the road needs to be
98 repaired to and then they will share in some of the costs.

99 We don't know because we didn't get any documentation if Mr. Durkee actually agreed to that or if his
100 determined standards will match with what has been advised by the engineering firm. We don't know
101 what the cost will be and we don't know where that money would come from, not to mention the
102 future upkeep of the road and intersection.

103 The taxpayers of this town can't afford to have the unknown costs of such a major project as an
104 obligation and I feel that it is completely unreasonable to ask the town to foot the bill without even
105 knowing the cost. It could run into many millions of dollars and we don't know.

106 Kirsten Braun from Muller and Associates advised we get that all in writing. We were offered nothing
107 to resolve that.

108

109 It has been said repeatedly by the applicant and their supporters it will cost the town over a million
110 dollars if we don't approve this project.

111 I think the bigger question is; How much will it cost the town if we do? This project holds no benefits
112 to the town that I can see, but holds great potential detriment.

113 I am opening this for discussion with the other Board members on level of service, and Carleton
114 Drive itself. I would like to hear your inputs as well.

115 B. Watts: I concur with Bruce right down the line from level of service to traffic and turning radius to
116 policing that, to the status of the road itself and the unknown costs. It is a project that I would have
117 loved to support.

118 I don't see it feasible for trucks to make a right turn heading west on E. Main St. into that facility, if
119 there is any traffic in there at all. It is disappointing because initially I thought this would be great, it is
120 out of the way, it is farther from the center of town. It clearly needed far superior traffic control
121 within the facility, and I don't see how they could get that at the old facility; and out on the highway I
122 think it a disaster looking for a recovery plan.

123 J. Laut: I am not comfortable approving the project as it is. I agree that G. Mello does need a new
124 location, I don't think this is the answer. I had too many questions and concerns. It is the traffic, it is
125 the safety; we don't have the infrastructure for it, we don't have the compliance to check how many
126 trucks are coming down the first month, the second month, the third month. Is there going to be a
127 police officer there every Saturday and Sunday and prime time in the summer and spring?

128 And, obviously the money. Who is going to pay for all of this whether it is the police detail or fixing
129 the road --redoing the whole road? Too many negatives.

130 H. LaCortiglia: I am going to echo what the rest of the Board was saying there. There is a very huge
131 impact that this could have on the community. It is an idea that is too intense a use for that particular
132 site location. That is what this is all about – this is Site Plan Approval. I know the use has been
133 approved by ZBA, but what the Board does when it does Site Plan Approval --is it figures out “the
134 how”. How do we make that use work so that it is not a detriment to the community?

135 For the last year or so I have been trying to figure out how to do that, without having a major impact
136 on this community. I've been in construction a long time, and on Boards a long time and I cannot
137 come up with any conditions that will actually work to prevent it from being a nightmare.

138

139 The motion that was made, was to approve the Site Plan approval. I will be voting no.

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142 H. LaCortiglia: If there are no objections, I am going to call the vote to approve Site Plan Approval
143 for G. Mello, Carleton Drive., Map 15, Lot 46.

144

145 B. Fried: Deny.

146 B. Watts: Deny.

147 J. Laut: Deny.

148 H. LaCortiglia: Deny.

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

150

151 H. LaCortiglia: Since we voted that in a negative fashion, what we should most likely do is
152 vote it in an affirmative fashion. Given that, I will take a motion to deny the transfer station
153 Map 15 Lot 46.

154 B. Fried: So moved.

155 B. Watts: Second.

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

157

158 **2 Norino Way/Humboldtcast:** Authorization to Planner for Peer Review of Stormwater Report.

159 H. LaCortiglia: Is there a motion to authorize John to engage Larry Graham to begin the
160 Stormwater Review for 2 Norino Way; with particular assurance that we are using all NRCC
161 numbers and appropriate stormwater regulations.

162 G. Comiskey: So moved.

163 J. Laut: Second.

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

165

166 **Review status of the Under-construction on CVS Plaza project 55-65 Central St.**

167 J. Cashell: The Conservation Commission has issued an Order of Conditions; they are in control of
168 things. Dave Varga informed me via email that he has no additional information to offer the Board
169 concerning the progress. In effect, the developer is still working on its completion, and upon
170 completion, Dave Varga will review the as built plans and report the Board. There has been a lot of
171 progress, they have straightened out the handicap parking area.

172 H. LaCortiglia: When will the dumpsters go into enclosures?

173 J. Cashell: They are holding off until the end, so those fences around the enclosure do not get
174 damaged. The 3D crosswalks are fairly impressive and seem to work. What remains to be done has
175 to do with the steep slope at the leaching field and the landscaping. It would have been a finished
176 project if not for the run-off issue. It is right next to town hall.

177 **Update on Major Development Review Committee's Efforts.**

178 J. Cashell: We have two members here; we had a lively discussion at our meeting. We met for at least
179 1.5 hours. We determined to go over Greenfield's MDR and coordinating those to become part of
180 ours. We will meet again on the 27th. These are Planning Board regulations. They do not have to go
181 before Town Meeting. We should be able to adopt these by November 20.

182 G. Comiskey: There were a lot of things in Greenfield that did not apply. A lot of things are
183 redundant with Site Plan Review. Bruce noticed that they have a financial impact statement. Maybe
184 we can put a climate impact statement into these regulations. We can hone to get a good set of
185 regulations that will be specific to Georgetown.

186 H. LaCortiglia: We will need a draft and to put notice in the newspapers two weeks in advance.

187

188 **Update on the Planning Board's Little's Hill Bounds/Markers Survey Plan Timetable.**

189 J. Cashell: We are using the surety funds to identify the missing granite bounds and put them into
190 place. Larry Graham is working on this project but his schedule has been backed up. He was
191 planning to wait until the fall because of the amount of weeds.

192 I can invite him to our next meeting to give us an update. The president of the homeowner's
193 association did get in touch with me. I told him that if anyone is held up, that I would be more than
194 willing to work with them if needed, prior to the bounds project being completed. We will work with
195 them as needed; we don't want to hold up anyone's plans.

196 H. LaCortiglia: I would like to see a time-line. It was my understanding that Larry was going to
197 determine what bounds were put in, and what bounds are left to put in. Then we were going to work
198 with the Conservation Commission to get the project completed.

199

200 **8000-accounts update.**

201 H. LaCortiglia: How is that going Andrea? You were going to look at them and determine which
202 ones needed additional deposits.

203 A.Thibault: I was not able to look at that yet, but I will.

204 *{Town Planner and Planning Board discuss pros and cons of transcribed/ more extensive meeting minutes. }*

205 H. LaCortiglia: Please write up the decision for the next meeting. Board members, please send me
206 your thoughts for this decision, and I will get together with John, and we will combine them for the
207 next meeting.

208 J. Cashell: I do have to consult with Attorney Eichman tomorrow to make sure that we are not
209 missing any steps. It is technically Site Plan Approval. We did a technical analysis, we came to our
210 conclusions, and from here on out it is in the hands of other people.

211 H. LaCortiglia: The next step is for you to draft the decision; we will have our edits then have Jon
212 Eichman put his polish on it. When we get it back, we can then vote and sign. I would like the
213 transparency of seeing it on the town website.

214 J. Cashell: That is our standard operating procedure. We will make edits at the next meeting, and we
215 will have the time we need.

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219 Motion to adjourn. B. Fried.

220 Second: B. Watts.

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

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223 Meeting adjourned at 8:24pm.