



Town of Georgetown

MINUTES

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3 Committee: Planning Board
4 Date: February 23, 2022
5 Time: 7:00 pm.
6 Location: Virtual Meeting via Zoom
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9 Members present: Harry LaCortiglia, Bruce Fried, Bob Watts, Joanne Laut, George Comiskey.
10 Staff present: Town Planner, John Cashell.
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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.
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17

Minutes:

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20 B. Watts: Motion to accept the meeting minutes from the January 26, 2022 meeting with edits.
21 B. Fried: Second.
22 Motion carries 5-0; via roll call vote.
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Vouchers:

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27 B. Watts: I move to approve the voucher for MVPC Assessment FY22 \$3,293.90; MVPC
28 Pictometry FY22 \$3,209.00; H.L. Graham technical review Norino Way \$260.00; BMO Zoom
29 February 2022 \$104.99; as cited in our packets and on this meeting's agenda.
30

31 J. Laut: Second.
32 Motion carries 5-0; via roll call vote.
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34

Public Hearing: Ch. 57 Erosion and Stormwater Control:

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37 B. Watts: Motion to open the public hearing for Ch 57 Erosion and Stormwater Control.
38 J. Laut: Second.
39 Motion carries 5-0; via roll call vote.
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42 J. Cashell: We did all of this work last summer. There was no fall Town Meeting, and unfortunately
43 there is a seven-month allowance per Mass General Law, which has expired. So, we are preparing
44 these again for spring Town Meeting.
45

46 Reads public hearing notice into the record.

47 H. LaCortiglia: This will be what folks see at Town Meeting.

48 {Planning Board and Town Planner discuss proposed amendments.}

50 B. Watts: I think this is a terrific document. I have some edits.

52 J. Cashell: Subdivision must be added to that. That is an insignificant addition and that is no
54 problem.

56 {Planning Board and Town Planner discuss wording infeasible.}

58 H. LaCortiglia: Are there any public comments? I see none.

59 G. Comiskey: I would like to forward this bylaw to the Select Board, and keep the regulations hearing
61 open for any potential changes.

62 {Planning Board and Town Planner agree.}

65 G. Comiskey: I move to forward a favorable report to the Select Board, calling for the Town
66 to adopt at the 2022 Spring Town Meeting the proposed amendment language to Chapter 57 -
68 Erosion & Stormwater Control Bylaw, as written and amended this evening; and as relates to
69 the town fulfilling the requirements of the Municipal Separate Storm Sewer Systems (MS4).

71 B. Watts: Second.
72 Motion carries 5-0; via roll call vote.

74 G. Comiskey: I move to continue the stormwater regulations hearing to April 13, 2022.

76 B. Watts: Second.
77 Motion carries 5-0; via roll call vote.

80
81 **Public Hearing: Major Development Review:**

82 B. Watts: I move to open the public hearing for major development review.
83 B. Fried: Second.
85 Motion carries 5-0; via roll call vote.

86 J. Cashell: Reads the public hearing notice into the record.

88 H. LaCortiglia: This is the same process. We did not have a fall Town Meeting, so we are again
90 preparing these, this time for spring Town Meeting.

91 {Planning Board and Town Planner discuss impact statement; other wording.}

94 G. Comiskey: I move to forward a favorable report to the Select Board, calling for the Town
95 to adopt at the 2022 Spring Town Meeting the proposed amendment language to §165.80.2 -
96 Major Development Review Zoning Amendments.

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98 B. Fried: Second.
99 Motion carries 5-0; via roll call vote.

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102 H. LaCortiglia: Would any members of the public wish to comment? I see none.

103
104 G. Comiskey: I move that we continue the major development review regulations public
105 hearing to April 13, 2022.

106 B. Fried: Second.
107 Motion carries 5-0; via roll call vote.

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111 **Planning Office:**

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113 **1. 66 Parish Road.**

114
115 J. Cashell: We discussed January 12, the roadway before the building permit being issued. The bond
116 was established emphasizing to this Board a bond prior to the building permit. This development is
117 for ten single family homes and a private way.

118
119 The applicant takes exception as a right-of-way private road. They refer to it as a driveway. The
120 approval decision is quite specific that a bond will be established prior to the occupancy permit. It
121 does not include language that bond is required prior to a building permit.

122
123 Attorney McCann's position is that this is not a subdivision. It is a special permit. These are self-
124 standing dwelling units accessed by a driveway.

125
126 H. LaCortiglia: I was surprised that the building permit was not the trigger for the bond.

127
128 This design was very close to a subdivision decision where we have milestones and triggers prior to
129 the issuance of building permit.

130
131 John Colantoni (applicant), where are you in the process?

132
133 J. Colantoni: Thank you for having me. There is not much activity at all. I purchased this project
134 with the representation that all approvals were in place. That is not the case.

135
136 There is no easement in place for the culvert. Newbury Select Board has not yet approved it.

137
138 US Army Corp of Engineers is a big approval process. We also had to go through MASS DOT. I
139 should have already 3-4 houses built.

141 From the last meeting, and from my attorney's review, I knew it was the occupancy permit not the
142 building permit. I would have gone bankrupt otherwise, so we are sure of that.

143
144 We got all the signatures, except Planning and Conservation Commission. Conservation Commission
145 will sign after Planning does.

146
147 We have an executed purchase and sale on Lot 6.

148
149 J. Cashell: I read through the entire decision with John Colantoni regarding the building permit.

150
151 The surety is prior to the occupancy permit. This particular development requires surety at time of
152 occupancy permit.

153
154 H. LaCortiglia: We would make sure that the roadway is there, the stormwater requirements have
155 been met, the utilities are in.

156
157 Has the open space lots been separated yet? It is my understanding that would be through and ANR
158 process for open space.

159
160 J. Colantoni: This is being built in ten stages. The attorneys will do it exactly as you have said to.
161 There is a lot to be done to get the occupancy permit.

162
163 H. LaCortiglia: Is the communications with Dave Varga improved?

164
165 J. Colantoni: Yes, it is going much better. No roadwork has been done yet.

166
167 J. Cashell: He would apply for individual single family dwelling building permits. Are Board members
168 comfortable? No occupancy permits will be issued before the bond amount is determined and paid.

169
170 *{Planning Board agrees.}*

171
172 G. Comiskey: Dave, are you ok with Mr. Colantoni moving forward?

173
174 D. Varga: Yes.

175
176 J. Colantoni: If we are going to do anything, Dave will be called out.

177
178
179 *{Planning Board agrees to issued building permit.}*

180
181 H. LaCortiglia: You will need to provide a deed for open space prior to receiving the occupancy
182 permit.

183
184 Tim Ruh, Georgetown Affordable Housing Trust: I just want to remind John that before the 5th
185 occupancy permit, that one affordable unit needs to be built.

H. LaCortiglia: We haven't discussed the affordable housing portion in depth yet. Do you have a preference? You are on the affordable housing trust.

T. Ruh: Based on our experience with 32 Lisa Lane- we are in the process of selling it. Our experience is that folks living on affordable incomes can't afford the upkeep.

G. Comiskey: Are you looking at any projects to increase our housing inventory?

T. Ruh: Yes. We are requesting additional CPC funds to purchase additional units. 30 E. Main St. condo just came on SHI.

G. Comiskey: What is your estimate based on the new census, with respect to the SHI? How has that changed?

T. Ruh: That we would be out of it in ten years easily. We could fall below 10% on SHI.

G. Comiskey: Keep up the good work.

J. Colantoni: Tim, would it be proper to set up a meeting with you?

T. Ruh: I would be best to attend one of our Affordable Housing Trust meetings.

{Tim Ruh and John Colantoni agree and exchange contact information.}

2. Review Sec 3A, MGL MBTA Communities.

J. Cashell: For the new MBTA Communities --Georgetown must provide 750 units of multifamily housing. The minimum is 50 acres.

This is a problem for communities that don't have sewer capacity. We are a long way from understanding legalities. This is a minimum of 15 units per acre.

If we don't want to go after any of these grant funds, then we don't have to comply.

I am working with John Eichman now to further clarify what we need to achieve this year, and the following two years.

Do you want to form a committee of Board members for this project?

B. Watts: I don't have the bandwidth to lead but I would like to participate.

{Planning Board and Town Planner discuss flooding; drought; water supply; sewer issue; wetlands bylaw and Board of Health bylaw; constraints; watershed; density; growth rate and infrastructure.}

236
237 H. LaCortiglia: Could you start us out with a skeleton document John? And, we can all revise from
238 there. Please forward this document to Tim Ruh also.

239
240 T. Ruh: The demands would be unworkable intown.
241
242
243

244 **3. 2 Norino Way.**

245

246 J. Cashell: I have been researching peer reviewers for odor control. I enjoyed talking with all three of
247 them.

248
249 There is a lot of activity with odor peer review in Massachusetts. There is also noise peer review on
250 the HVAC units. The amount of machinery is quite loud.
251
252

253 G. Comiskey: Did the possible consultants feel they had enough information for a peer review?
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255 J. Cashell: Yes. They have enough to go on. There is no system out there that is 100% fail safe to
256 eliminate odor.
257

258 One consultant said that the peer review needs to be done prior to the permit being issued.
259

260 G. Comiskey: That is my position.
261

262 J. Cashell: Yes. It seems to make sense. No matter who you have, that we need to do both a noise
263 and odor peer review.
264

265 *{Planning Board agrees for John to select a peer reviewer for 2 Norino Way.}*
266
267
268

269 **4. Climate Action Grant.**

270

271 J. Cashell: The town has been engaged for nearly two years. This is more a Town Administrator,
272 Conservation Commission project.
273

274 G. Comiskey: Gillian Davies was working on the project at Park and Ride. Is there any update on
275 that?
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277 J. Cashell: No. This is the general grant application that will lead to the specific grant for the Park
278 and Ride project.
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281

282 **5. Zoom Meetings.**

283

284 J. Cashell: We can continue virtual meeting through July 15th as the law has been amended. If we do
285 not extend the virtual meetings until then, we would need to start in person by April 13.
286
287 G. Comiskey: I am in favor of extending. Is Janet Morrissey still in charge of the cable studio? Can
288 we offer hybrid past July? I think the studio has the capacity for hybrid.
289
290 B. Watts: I agreed.
291
292 J. Cashell: I will discuss that with her.
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294
295
296 T. Ruh: For the SHI there are two components to maintain ratios. One is new growth. The second
297 is decrease of existing SHI properties.
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299 Mass Dept. of Developmental Services group homes were counted, and these are decreasing.
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301
302 B. Watts: Motion to have the Board meet virtually though July 15, 2022.
303 B. Fried: Second.
304 Motion carries 5-0; via roll call vote.
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308 Motion to adjourn: B. Fried.
309 Second: B. Watts.
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311 Motion carries 5-0; via roll call vote.
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314 Meeting adjourned at 9:40 pm.