



Town of Georgetown

MINUTES

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4 Committee: Planning Board
5 Date: September 28, 2022
6 Time: 7:00 pm.
7 Location: Virtual Meeting via Zoom
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10 Members present: Harry LaCortiglia, Bruce Fried, Bob Watts, Joanne Laut, George Comiskey.
11 Staff present: Town Planner, John Cashell. Administrative Assistant, Andrea Thibault at 7:35pm.
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13 Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board
14 meetings may be found at www.georgetownma.gov and by choosing the Community TV option.
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16 The Meeting was called to order at 7:00 by Harry LaCortiglia.
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Minutes:

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21 J. Laut: Motion to accept the meeting minutes from the September 14, 2022 meeting with
22 edits.

23 B. Fried: Second.
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25 Motion carries 5-0; via roll call vote.
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27 J. Laut: Motion to accept the updated meeting minutes from the August 24, 2022 meeting.

28 G. Comiskey: Second.
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30 Motion carries 5-0; via roll call vote.
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Vouchers:

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35 B. Watts: I move to approve the vouchers for Staples for \$244.50; BMO/Staples for Zoning
36 and Subdivision Regulations printed copies \$409.79; H. L Graham technical review for 2
37 Norino Way \$520.00; and H.L. Graham technical review for G. Mello Subdivision \$2,180.00.
38 J. Laut: Second.
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40 Motion carries 5-0; via roll call vote.
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43 B. Watts: It is my understanding that some tax was paid, that will be refunded.
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Public Hearing: 20 Carleton Drive, Definitive Subdivision.

H. LaCortiglia: I'd like to open the public hearing for 20 Carleton Drive, Map 15 Lot 46; continued from August 24, 2022 meeting.

We have a request from the applicant to continue without discussion to the October 26, 2022 meeting. We already have an executed Form H extension.

We aren't going to take any public comment. Is there a motion to continue?

J. Laut: I move to continue the public hearing for 20 Carleton Drive Definitive Subdivision to October 26, 2022.

B. Watts: Second.

Motion carries 5-0; via roll call vote.

Public Hearing: 206 W. Main Street.

H. LaCortiglia: I'd like to open the public hearing for 206 W. Main Street, continued from August 24, 2022.

My understanding is that they are asking for a Form H extension through December 31, 2022.

J. Cashell: What is happening is that they want to dig more test pits, and have the Board of Health agent witness those.

B. Watts: I move to accept, and have the Planning Board Clerk sign for recording with the Town Clerk, Form H, as executed by the applicant, which provides for Planning Board review of this Site Plan application through December 31, 2022.

J. Laut: Second.

Motion carries 5-0; via roll call vote.

B. Watts: I move to continue the public hearing for the 206 W. Main Street multi-family Site Plan Approval application, date specific to the 26 October 22 Planning Board meeting.

J. Laut: Second.

Motion carries 5-0; via roll call vote.

ANR: 8 Pearson Street.

Paul Marchionda, Engineer for the applicant: This plan was signed by the Town of Newbury Planning Board. This land is primarily in Newbury. The town line runs along a little sliver of land along Pearson Street for three lots.

We are reconfiguring the lot lines so that only one lot of the three will have land in Georgetown.

The wetland line was approved by the Newbury Conservation Commission.

{Planning Board, Town Planner and applicant discuss Pearson Street is a private way, land in ANR that is in Georgetown, land in ANR that is in Newbury; site distance exiting; lot frontage; town boundaries; potential future right-of-way.}

G. Comiskey: From back lot line of Lot 1, is that 73 feet? Do you have enough frontage on Lot 3?

P. Marchionda: Yes, we have 413.71 feet along Pearson Street. The side line of Lot 1 does not touch Georgetown.

J. Cashell: In all likelihood, there will be a sequel, part two? It looks like you are designing for a future right of way.

P. Marchionda: Yes, they are related parties, so whether this piece of land becomes combined in the future, I don't know. That was discussed, but in Newbury is 50-foot requirement for right of way.

H. LaCortiglia: Is there a motion to endorse the ANR plan?

J. Cashell: Reads the following draft motion:

I move to endorse the ANR plan entitled: Plan of Land #1, 3, 3R Main Street, Newbury, MA, prepared by Marchionda and Associates, L.P., 62 Montvale Ave, Stoneham, MA 02180, dated 28 August 22, and revised thru 13 Sept 22, consisting of Sheet 1 of 1, and Notes 1-8; and for the Plan to be recorded by the applicant at the South Essex Registry of Deeds.

G. Comiskey: So moved.

B. Watts: Second.

Motion carries 5-0; via roll call vote.

Planning Office:

1. 51 West Main Street and 66 Parish Road.

John Colantoni: Good evening. Thank you for allowing me to come in. I am trying to be proactive for the two large projects that we have in town, and wanted to give you an update on both.

For 66 Parish Road project --I sent an email rather late with photos of the bridge at Parrish Road to give you an idea about what's been done.

Two houses are being worked on. Unit #6 will be completed first, Unit #9 is next. Unit #5 we have a reservation on for now.

We have water throughout the project. All the electrical will be done in the next 2-3 weeks. The binder pavement is going down the week of October 10. The culvert bridge is 100% done with the exception of the guardrail.

H. LaCortiglia: How do you get an occupancy permit without the ANR and deed submitted for the Open Space?

J. Colantoni: Yes, that issue has to be resolved. The developer is well aware of what needs to be done.

J. Cashell: Dave Varga will have to report after his inspections. We are trying to accomplish this for the October 26 meeting.

Dave Varga will be back in town as of today. He has been keeping up with inspections for both of these projects. We hope to have surety figures for the October 26 meeting. The Board may be able to vote for the ANR plan also.

H. LaCortiglia: Not a covenant, but an occupancy permit. Would that be a partial for 51 W. Main Street?

J. Cashell: It is a matter of working with Police and Fire to make sure that they have access to a roadway.

H. LaCortiglia: Will it also be a partial occupancy permit for 66 Parish Road?

J. Cashell: Yes.

J. Colantoni: Yes, police and fire must be happy with the public safety. 66 Parish Road is a condo association. Each unit will have exclusive use area, it is not a lot, but it looks like a lot on a map.

{Planning Board, Town Planner and applicant discuss tri-parte bond; covert bridge.}

J. Colantoni: The guardrails will be in at the end of October, early November. We have a tri-parte agreement on the bridge with the Town of Newbury. The guardrails are about \$37,000.

H. LaCortiglia: The Open Space needs to be transferred before any occupancy permits are issued.

J. Colantoni: It is possible that the bridge will not be open before we ask for the occupancy permit.

About 32 acres will become open space. We've already cleaned it up and staked out for walking paths with wood chips.

H. LaCortiglia: It is not a matter of interpretation. You'd need to bring an ANR plan.

J. Colantoni: Agreed, 100%.

191
192 G. Comiskey: It has to be deeded over before. It is also in the master deed before the first occupancy
193 permit. The open space should be deeded over before the occupancy permit. The decision also
194 requires a master deed in place before the occupancy permit.

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197 J. Colantoni: For the 51 W. Main Street project – the building in the front will come down on the new
198 foundation on Friday.

199
200 Next week, we'll be starting the addition. We have an executed purchase and sale for the entire
201 second floor and part of the third floor. We have a 30-seat restaurant.

202
203 There will be three to six businesses. The seven town houses are in back. Two have executed
204 purchase and sale agreements.

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206 It will be the same situation as Parish Road. They will need sprinkler systems.

207
208 I am proud of the meadow that we've created, and all the cleanup that we did.

209
210 There will be a water mover – mini fountain – the water will have some movement to it.

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212 H. LaCortiglia: Does that have to go before the Conservation Commission?

213
214 J. Colantoni: Yes. The pond is not our land. We don't have 1% of the pond, but we had to deal with
215 it because of the buffer zone.

216
217 H. LaCortiglia: Solar powered?

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219 J. Colantoni: No, electrical.

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221 G. Comiskey: Will they need an easement? Do you even own the property where the water mover will
222 go? Will you require an easement to do this?

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224 J. Colantoni: I am not a lawyer; I am not sure how that will be agreed upon.

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227 2. Electric Vehicle Charging Stations.

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229 H. LaCortiglia: I am looking at proposing language for next spring town meeting.

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231 This would be a relatively simple and easy thing to do.

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233 Also, what needs to be done as far as changing the zoning code is for there to be an amendment to
234 the Intensity of Use Schedule. Strike footnote #7 (where 40% landscape requirement in the front
235 yard); will not remove 40% landscape requirement, just removes it from the front yard.

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238 3. Housing Production Plan.

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240 {*Town Planner and Planning Board discuss Housing Production Plan.*}
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243 Motion to adjourn: B. Fried.
244 Second: J. Laut.
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246 Motion carries 5-0; via roll call vote.
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249 Meeting adjourned at 8:22 pm.