



## Town of Georgetown

## MINUTES

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4 Committee: Planning Board  
5 Date: October 26, 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.  
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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](http://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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### 19 Minutes:

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21 J. Laut: Motion to accept the meeting minutes from the September 28, 2022 meeting as stated  
22 in our packets and on the agenda.  
23 B. Watts: Second.  
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25 Motion carries 5-0; via roll call vote.  
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### 28 Vouchers:

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30 J. Laut: Motion to pay the BMO/Zoom invoice for October 2022 for \$14.99.  
31 B. Fried: Second.  
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33 Motion carries 5-0; via roll call vote.  
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### 37 Public Hearing: G. Mello Disposal; 20 Carleton Drive, Definitive Subdivision. 38

39 H. LaCortiglia: I'd like to open the public hearing for 20 Carleton Drive, Map 15 Lot 46; continued  
40 from September 28, 2022 meeting.  
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42 We have a request to continue without discussion from the applicant's attorney Nancy McCann  
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44 B. Watts: I move to continue the public hearing for G. Mello Disposal; 20 Carleton Drive  
45 Definitive Subdivision to December 14, 2022.  
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J. Laut: Second.

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48 Motion carries 5-0; via roll call vote.  
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51 **Public Hearing:** 206 W. Main Street.  
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53 H. LaCortiglia: I'd like to open the public hearing for 206 W. Main Street, continued from September  
54 28, 2022. The applicant's attorney Nancy McCann has asked for a continuance.  
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56 N. McCann: Your Board gave us some excellent comments and input. We may be redesigning the  
57 project based on those comments, and soil testing. So, I've requested a continuance for November 9.  
58

59 I will at that time know whether the soil testing results will determine that we will withdraw and  
60 reapply to the Zoning Board of Appeals or whether we will proceed forward with the original plan as  
61 submitted with the Planning Board.  
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63 G. Comiskey: Are you on the agenda for the Zoning Board of Appeals?  
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65 N. McCann: No, we are not on their agenda. We have not completed the soil testing, and will  
66 determine next steps based on those results.  
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69 B. Fried: Motion to continue the public hearing for the 206 W. Main Street multi-family Site  
70 Plan Approval application, date specific to the 9 November 22 Planning Board meeting.  
71 J. Laut: Second.  
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73 Motion carries 5-0; via roll call vote.  
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76 **Planning Office:**  
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79 1. 6 Norino Way As-Built Plan.  
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81 J. Cashell: We don't have the applicant here.  
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83 H. LaCortiglia: Let's move onto the next agenda item.  
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87 2. 66 Parish Road Surety Request.  
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89 J. Cashell: This particular review is a fluid situation. We have been working diligently with the  
90 developer on the surety amount. We are working to establish a surety amount. Dave Varga has  
91 recommended an amount based on a pretty extensive list of remaining items.  
92

J. Colantoni: I appreciate your time. It has been a great experience working with all the departments in this town. The Planning Board, Highway Dept., Georgetown Light – it has been a pleasure to work with you all. I want to say publicly thank you to everyone.

Dave Varga has been totally on top of things and very helpful, thank you.

Things are going very well at Parish Road. The bridge and culvert are almost completely done. We are just waiting for the guardrails.

The original approval was 10 residential units as a condo association. Unit 6 will be closing first on November 30, and is critical for us.

We have an executed P&S on Unit 5; have a reservation for Unit 4; and Unit 9 is being finished but not sold yet.

The road binder is completely down, we have electricity and water.

There will be 2 affordable units.

We talked about the piece of land owned by the Greek Orthodox Church. We are on the December 6, 2022 agenda for the Zoning Board of Appeals. We are hoping to do a single-family home. It is industrial zone, even though since the 1950's it is paid as residential.

We will try to have it changed to residential. Affordable Housing would get another \$32,000. We would get another unit. The church would get the money they are hoping for.

We submitted figures on the cost on what we feel is left to be done for the surety amount. Dave Varga had some questions and we have worked that out. We have no problem with what Dave came up with, and understand that it needs to be doubled.

Dave Varga: The major item that may be outstanding is the septic system for Unit 6, which they are needing an occupancy permit for end of November. There was some conversation that I had with the contractor, regarding how this could be worked out if the septic is not on line and approved by Board of Health.

If they use a temporary holding tank, I am recommending a level sensor. This can be approved under special occasions under Title 5.

The remaining construction estimate not counting the level alarm is \$161,030.30. We double that amount, so the surety would be \$322,060.60.

The road binder is in place, they have the piping in the road, stubs are out ready to make connections. Everything is reasonable set up.

G. Comiskey: Have you been submitting monthly reports to the Planning Office? Did you account for the gate to be installed? How about surveying and monumentation for the open space land?

D. Varga: No, I have not. No, I did not allow for the gate. Yes, I did allow for monumentation.

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143 H. LaCortiglia: Are the stakes wooden?

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145 J. Colantoni: I was under the impression that we could put in pressure treated, equivalent to the size  
146 to the granite. If granite is required, then we will do the granite.

147  
148 Also, on the septic system we feel that will be complete before the closing. But we have no problem  
149 with Dave's suggestion of the sensor we have no problem with that.

150  
151 H. LaCortiglia: John, will you contact the Conservation Commission regarding the wooden  
152 monumentation and whether it is acceptable?

153  
154 G. Comiskey: When will the ANR plan be in front of us, and when will the master deed for the whole  
155 home owner's association be presented to us?

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158 H. LaCortiglia: *{Displays and reads the portion of the Notice of Decision related to the Open Space deed.}*

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160 This is pretty clear what has to happen before we can release. The easiest way to create a deed will be  
161 the ANR.

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163 Will you be bringing the ANR to us?

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165 J. Colantoni: We have no problem conveying it over. I think in the best interest of the town it might  
166 be good to wait until we have 2 or 3 houses. We already have woodchips, all the paths staked out and  
167 surveyed. I will do whatever the Board wishes.

168  
169 H. LaCortiglia: It is a question of the Notice of Decision; you need to offer that deed to the  
170 Conservation Commission. At that time, we can release the occupancy permit.

171  
172 You have to offer the deed to the Conservation Commission. They can choose whether to execute it  
173 or not. We need confirmation that it has been offered to them.

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175 *{Planning Board, Town Planner and applicant discuss open space deed.}*

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177 H. LaCortiglia: The first step is the ANR. Three meetings ago, I mentioned that you might want to  
178 start moving forward on that.

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180 G. Comiskey: For the church lot, when are you on the Zoning Board of Appeals agenda? Doesn't  
181 that require town meeting change of zoning?

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183 J. Colantoni: December 6, 2022. No.

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185 J. Cashell: Residential use in the industrial district is not allowed. The Zoning Board of Appeals will  
186 have the public hearing December 6. If they grant it, then the property doesn't need to be rezoned.

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188 H. LaCortiglia: I don't know if the schedule of use allows them to do that.

Let's sharpen up the surety numbers and discuss the outstanding issues at next meeting. Let's meeting on this matter again on November 9, 2022.

G. Comiskey: I move that we hold a site walk on October 29, 2022 at 10am.

B. Fried: Second.

Motion carries 5-0; via roll call vote.

J. Colantoni: I am hoping we can have an official vote on the surety at the next meeting for 66 Parish Road.

### 3. 51 W. Main Street Surety Request.

H. LaCortiglia: Are you looking to do the same thing re: a surety for 51 W. Main Street?

J. Colantoni: Yes. We will have our figures in for the next packet on November 9.

J. Cashell: The deadline for submissions is next Tuesday.

### 4. Maximum Building Height – Zoning Amendment.

J. Cashell: The Select Board is asking the Planning Board to conduct the public hearing on this proposed zoning amendment. It specifically relates to National Avenue. The developer was before the Zoning Board of Appeals. The limit is 47 feet for height. The large box warehouse buildings do not want a flat roof – the roof line needs to be designed for proper drainage and so there is no ponding on the roof.

I was told that the recommended height might go from 47 to 50 feet. The Board should consider a late January, early February hearing. This is Select Board supported. It would be for the entire IA and IB zoning district.

H. LaCortiglia: I wasn't clear on where the IA district really is. The IB is in purple (displays on screen). The IA is a very small district right near our town square.

We are talking about 47- or 50-foot buildings near Prospect Street and West Main Street.

B. Fried: Is that where the Municipal Light Plant is?

H. LaCortiglia: Yes.

G. Comiskey: I did some research looking for the origination of this. I checked agendas for Selectmen and Zoning Board, and I couldn't find any mention of that in any agendas.

I called people, and no one says anything about a zoning change at a Board meeting.

Mass General Law has specific requirements for zoning amendments.

I think we should table this until we have more information, until the Selectmen's office can tell us when this was discussed. I am not sure this was sent to us properly.

B. Fried: I agree. We want to be sure that we go through the proper process.

G. Comiskey: Whoever submits to the Selectmen, they have to send to the Planning Board and we have 65 days to hold a hearing. We follow that process; we hold public hearings. I can't find where this was submitted properly. I would like more information on when this was discussed in public hearing. The Planning Board has rules to follow.

G. Comiskey: Motion to table the matter until the next meeting and we receive more information.

B. Fried: Second.

Motion carries 5-0; via roll call vote.

H. LaCortiglia: John, will you please create a list of zoning changes for the agenda for our next meeting?

J. Cashell: We could have as many as eight amendments.

H. LaCortiglia: The Town Common newspaper, will you look into that as a possible more cost-effective place for public hearing notice postings?

J. Cashell: Yes.

*{Planning Board and Town Planner discuss the stormwater bylaw; climate resiliency; building height; footnote #7 Intensity of Use Schedule that requires for 40% landscaping frontage; electric vehicles charging stations; Major Development Review; MBTA multi-family.}*

##### 5. Little's Hill Project.

J. Cashell: Larry Graham will sub-contract under his supervision to the survey firm Donahue. He is in the process of setting that up.

Motion to adjourn: B. Fried.

Second: B. Watts.

Motion carries 4-1; via roll call vote. George Comiskey votes no.

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286 Meeting adjourned at 8:25 pm.