



Town of Georgetown

MINUTES

Committee: Planning Board

Date: November 9, 2022

Time: 7:00 pm.

Location: Virtual Meeting via Zoom

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

Members absent: Bob Watts.

Staff present: Town Planner, John Cashell. Administrative Assistant, Andrea Thibault.

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

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

Minutes:

J. Laut: Motion to accept the meeting minutes from October 26, 2022 meeting as stated in our packets and on the agenda.

B. Fried: Second.

Motion carries 4-0; via roll call vote. 1 absent.

Public Hearing: 206 West Main Street.

H. LaCortiglia: I'd like to open the public hearing for 206 West Main Street, continued from October 26, 2022. We received a request from Attorney Nancy McMann requesting to withdraw without prejudice.

H. LaCortiglia? Do I hear motion to allow the applicant to withdraw without prejudice?

G. Comiskey: So moved.

J. Laut: Second.

Motion carries 4-0; via roll call vote. 1 absent.

J. Laut: Motion to close the public hearing for 206 West Main Street.

B. Fried: Second.

Motion carries 4-0; via roll call vote. 1 absent.

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49 **ANR: 66 Parish Road.**
50

51 H. LaCortiglia: This is the third iteration of the plan.
52

53 J. Colantoni, application and developer: Thank you to the Board for the Site Walk and to Dave Varga.
54 It has been a very good experience working with Georgetown.
55

56 This ANR plan essentially separates out the Parish Road residential development as Lot 1; and all of
57 the Open Space as Lot 2.
58

59 *{Planning Board, Town Planner and applicant discuss the plan.}*
60

61 H. LaCortiglia: Is there a motion to endorse the ANR plan entitled “Plan of Land located in
62 Georgetown, MA, owner and applicant Godzilla LLC dated 11/7/22, revised 11/9/22 by the
63 Morin-Cameron Group.
64

65 J. Laut: So moved.

66 G. Comiskey: Second.
67

68 Motion carries 4-0; via roll call vote. 1 absent.
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72 **ANR: 2 Woodland Road.**
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74 Jay Ogden, applicant: The original lot was divided from 50 Tenney Street in about 2020.
75

76 *{Planning Board, Town Planner and applicant discuss the plan.}*
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78

79 G. Comiskey: I move to endorse the ANR plan entitled: Plan of Land #2 Woodland Road,
80 Georgetown, MA, property of James L. and Kristen N. Ogden, prepared by Donahoe Survey,
81 Inc., 363 Boston Road, Topsfield, MA dated November 2, 2022 (no revision date), consisting
82 of sheet 1 of 1 together with Form B, and for both the Plan and Form B to be recorded by the
83 applicant at the South Essex Registry of Deeds.
84

85 B. Fried: Second.
86

87 Motion carries 4-0; via roll call vote. 1 absent.
88
89

90 **Planning Office:**
91

92 **1. 6 Norino Way As-Built Plan.**
93

94 D. Varga: It would be a bear to get up the slope to install the 25 white pines at this point, and the
95 slope seems to be stabilized. I believe that it is acceptable, and that the as-built plan submitted
96 November 7, 2022 is acceptable.

97
98
99 G. Comiskey: Dave, were you the inspection engineer in 2013?

100
101 D. Varga: No. This is the first time that I've been involved in it.

102
103 G. Comiskey: It seems like we are cancelling another Board's conditions. I wonder when the decision
104 was made, they weren't going to follow the conditions. Did the neighbors not want the trees? We
105 have no history on this. I am willing to accept your professional opinion that this is acceptable.

106
107 I wonder as a Board member, when we come up with conditions on any project, will another Board
108 ten years later cancel them? I hope that this is not normal.

109
110 J. Cashell: I have been to the site several times. The slope area is not barren. It is stabilized. The
111 natural vegetation has taken hold. It is a steep slope. There are mature trees, native species trees. It is
112 probably grown in better than it would have with the white pines.

113
114 Even though it is a steep slope, it is a stable slope. The residential district to the rear is a long way
115 away. The trees are not essential to create a buffer. The slope has fully grown in at this time.

116
117 H. LaCortiglia: I was in the original hearings. From the original hearing, I remember the concern
118 about the fence for safety because it is such a steep slope. The pines were asked to be installed for a
119 visual and sound buffer. What would a 2.5-inch caliper pine tree be now, 9 years late? I would have
120 to rely on you Dave. They were concerned about the ridge line.

121
122 D. Varga: I could not see any houses from walking around the site.

123
124 G. Comiskey: Going forward on this Board, how do we make sure that conditions are followed? Is
125 there a real way that we can be sure that they are followed?

126
127 H. LaCortiglia: I am opposed to the idea that another Board turns on its head our decisions, but I
128 would hope that they would take on the ground current information into consideration. I am
129 understanding from Dave that adding these trees would create more disturbance now. I am relying on
130 Dave's assessment.

131
132 D. Varga: That is correct.

133
134 *{Planning Board, Town Planner and applicant discuss how to best move forward. The Chairman asks the Planner for*
135 *wording of a motion with the specific legal language for this approval.}*

136
137 J. Cashell: The motion is to approve the as-built and the acceptance of the completion of the
138 Site Plan and amended Site Plan of 2013 and 2014 respectively, as reviewed and approved by
139 this Planning Board.; date of plan November 7, 2022.

140
141 B. Fried: So moved.

142
143 Second. J. Laut.
144

145 Motion carries 4-0; via roll call vote. 1 absent.
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148

149 **2. 66 Parish Road Surety Establishment.**
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152 H. LaCortiglia: It is good that we got to review this surety proposal, and had some input from the
153 Conservation Commission as well.
154

155 J. Cashell: Everyone has been working very cooperatively and productively together on this. We are
156 fortunate to have Dave Varga.
157

158 G. Comiskey: I noticed that Dave included a line item for Conservation Commission related issues.
159 On the site walk, I was looking at the new piece of open space. Dave pointed out that bollards (at the
160 parking area) are surrounded by boulders. I assume those are to keep ATV vehicles off the path.
161

162 It might not necessarily require a gate, but the Notice of Decision on page 3, section 4 states that there
163 will be walking access from the development.
164

165 So, I think that they are talking about access for the residents of the neighborhood. Is there walking
166 access for the development residents? Is there enough surety to cover walking access from the
167 residents of the development? Would that need to be shown on the as-built? The plan does not
168 specify where it goes.
169

170 J. Colantoni: I agree that we want to protect the Open Space from recreational vehicles, and would
171 like to keep things natural. We will be using the bollards and the boulders. We should also use
172 boulders for the residents' walkway also. We can make it walkable as a path, and prevent motorcycle
173 type traffic. We have no problem doing this, and we have money in there to do it.
174

175 G. Comiskey: Dave, would that be showed on the as-built plan?
176

177 D. Varga: Yes, that would be something that I would watch for.
178

179 *{Planning Board, Town Planner and applicant discuss details of the estimate as well as gates; number of granite posts;*
180 *open space; and limiting recreational vehicle access.}*
181

182 J. Laut: I move to approve the surety sum in the amount of \$337,310.60 for the 66 Parish
183 Road 10-single family dwelling OSRD; said surety shall be established with the town in the
184 form of a tri-partite agreement with a Massachusetts Certified Bank, and shall remain
185 established with the town until this development is completed in its entirety, except that said
186 sum shall be adjusted from time to time per the written request of the developer, and approval
187 by the Planning Board.
188

189 B. Fried: Second.

190
191 Motion carries 4-0; via roll call vote. 1 absent.
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194

195 **3. 51 W. Main Street Surety Request.**
196

197 H. LaCortiglia: I think that this is best handled at the next meeting.
198

199 J. Colantoni: Our original numbers were submitted last week; adjustments were made this week.
200

201 B. Fried: Motion to move this discussion to the December 14 meeting.

202 J. Laut: Second.
203

204 Motion carries 4-0; via roll call vote. 1 absent.
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208 **4. Maximum Building Height – Zoning Amendment.**
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210

211 H. LaCortiglia: The ZBA granted variances for height, for the warehouses that are proposed on the
212 access road. Is this now moot John?
213

214 J. Cashell: This was a particular lot, the town owed property off national Ave. The ZBA granted
215 reasonable relief.
216

217 The warehouses need a certain height – 40 feet of interior space. This building is proposed at 180,000
218 sq. feet, these large warehouse buildings don't do well in New England without a pitch to the roof.
219 There is the risk of collapse with snow. The ZBA did grant the height variance.
220

221 That being said, I don't really see that many potential development sites in Georgetown, I don't see
222 the need to propose a bylaw revision. And, since the ZBA did reasonable grant the height variance, if
223 it ever does pop up in the future it can be done through the ZBA. I think that is a better avenue.
224

225 We are not duty bound to have a hearing for this. It did not go before the full Board of Selectmen. It
226 was a well-intentioned proposal to help with the economic development of that site.
227

228 We can only act on a majority vote of the Board of Selectmen.
229

230 H. LaCortiglia: Ok, thank you. Let's move on to the next item on the agenda.
231

232 *{Planning Board, Town Planner discuss the option of granting variances vs. bylaw modifications.}*
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237

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240 **5. Proposed Zoning of IB zoned lot off Parish Road.**
241

242 J. Cashell: This also carries a connection to the ZBA. They may grant the variance to allow for
243 residential use for this orphan lot, in order to incorporate this lot into the Parish Road residential
244 project.
245

246 There is no question that this is the best and highest use of the property, and the scale and character
247 of the residential neighborhood.
248

249 This will be addressed by the ZBA at their December 6 meeting.
250

251 *{Planning Board, Town Planner discuss the option of a ZBA variance, and perhaps not a need brings the issue to*
252 *Town Meeting.}*
253
254

255 H. LaCortiglia: We may not need to schedule a public hearing, or bring to Town Meeting. We will see
256 where we are at our December meeting.
257
258

259 **6. Erosion and Stormwater.**
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261 J. Cashell: MVPC staff will go through our zoning ordinances, pick it apart, and add the language
262 necessary so we do fully comply with the resiliency provisions of Erosion and Stormwater Control
263 bylaws. MVPC was impressed with the work we have done to date with MS4.
264

265 They will be doing this work in December and hopefully have in hand for our January meeting. We
266 will be ready to hold public hearings in February to prepare for spring town meeting.
267

268 G. Comiskey: They came up with optimal language for our bylaws. They gave us a handout to review.
269 It is pretty extensive. They did a lot of work going through our e-code relative to climate resiliency.
270

271 My opinion was not to bring all the changes they suggested, that we to prioritize. Maybe we just do
272 the stormwater ones this year. Maybe we discuss in phases what we can do through the years.
273

274 J. Cashell: I'm in full agreement. That is a great approach.
275

276 G. Comiskey: The thing that I see is that we don't suffer drought very well. Are other towns doing
277 things that with bylaw changes that would make us more drought resilient? Ipswich is having great
278 results.
279

280 We should have Marlene, the Water Department Director, come to the subcommittee to discuss any
281 possible changes and how we can move forward. Perhaps an impact fee for new developments, to go
282 toward a water conservation fund. John invited her, and she said that she would come.
283

284 J. Cashell: Would we want to schedule a meeting next week, invited Marlene and give them a priority
285 list?

286
287 H. LaCortiglia: John, please lock down a December date for the subcommittee meeting, we are
288 planning to advertise and hold public hearings in February.

289
290 *{Planning Board and Town Planner discuss timeline.}*
291

292
293
294 **7. Intensity of Use Schedule.**

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296
297 J. Cashell: We can simply put together a zoning amendment to delete Note 7 and putting in a reserve
298 notation.

299
300 *{Planning Board and Town Planner discuss changes to Note 7/Intensity of Use, and creating the public hearing notice*
301 *for January meeting.}*
302

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304
305 **8. Electronic Vehicle Charging Stations.**

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307 *{Planning Board and Town Planner discuss zoning, parking regulations, public and private, commercial requirements*
308 *for EV charging stations.}*
309

310 H. LaCortiglia: I think this is an easy change, does the Board want to move forward with this? We can
311 ask John to post a public hearing as well, this would be in our zoning and parking regulations.

312
313 J. Cashell: We could discuss a draft at our next meeting, I do have to do some more reading.

314
315 Georgetown is working on a grant for this also, to implement at public sites in town. For the town to
316 require in commercial and multifamily, as a site improvement requirement, I would need to find a
317 template ordinance.

318
319 I'd like to ensure that we stay in statutory allowances. The federal government is funding
320 approximately 500,000 EV stations nationally. This will lead to the needs for millions of them.

321
322 H. LaCortiglia: Yes, they will be needed. This is something that we have to look at.

323
324 J. Cashell: Right now, we are dealing with this issue nationally. New energy sources will need to be
325 created to meet the demand. This is no different from the first person going across the country in an
326 automobile.

327
328
329 **9. Major Development Review.**

330
331 *{Planning Board and Town Planner discuss plans for the subcommittee to meet next week.}*
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335 **10. Public Hearing Legal Ad - Notice Advertising.**
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337 *{Planning Board and Town Planner agree to move publications to the Town Common newspaper for legal ads}.*
338
339

340 **11. MBTA Communities**
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343 *{Planning Board and Town Planner discuss establishing a working group}.*
344

345 J. Cashell: I attended the most recent MVPC/DCHD information session last week. The guidelines
346 for this statute are changing. It is a nebulous smorgasbord of guidelines.
347

348 This will be due in January. We need a game plan to comply with the requirements going forward.
349
350

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352 **12. Little's Hill Project.**
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354 J. Cashell: Larry Graham is moving forward supervising the survey firm Donahue.
355

356 Motion to adjourn: B. Fried.
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358 Second: J. Laut.
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360 Motion carries 4-0; via roll call vote. 1 absent.
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363 Meeting adjourned at 9:07 pm.