



Town of Georgetown

MINUTES

1
2 Committee: Planning Board
3 Date: October 12, 2016
4 Time: 7:00 pm.
5 Location: Georgetown Town Hall, 3rd floor conference room
6

7 Members present: Rob Hoover, Tillie Evangelista, Matt Martin, Harry LaCortiglia, Bob Watts.
8 Staff present: Administrative Assistant Andrea Thibault.
9 Minutes taken by A. Thibault.
10 The Meeting was called to order at 7:07pm by R. Hoover.
11

Approval of Minutes:

- 12
13 1. September 14, 2016. It was agreed that these minutes will be carried over to the next meeting.
14

Correspondence:

- 15
16 1. Chaplin Hills: Letter dated October 4, 2016 from the Planning Board to Fred Fahey, applicant.
17 2. Turning Leaf: Letter dated September 21, 2016 from Attorney Jill Mann re: Request to release
18 all remaining lots. (See Old Business).
19 3. Town of Rowley Planning Board: Public Hearing Notice - Special Permit for outdoor sign
20 lighting at 300 Newburyport Turnpike.
21

Vouchers:

22
23 H. LaCortiglia: Motion to pay the following vouchers-H. L. Graham Associates: Healthy Pharms
24 \$375.00. H. L. Graham Associates: Nunan's \$250.00.H. L. Graham Associates: Palmer Lane \$125.00.
25 Planning Office Admin. Assistant: Reimbursement for certified mail to Chaplin Hills applicant
26 \$6.47.
27 B. Watts: Second.
28 Motion carries 5-0; unanimous.
29

Public Hearing I: Georgetown Plaza Public Hearing - Opening of the Public Hearing.

30 R. Hoover: Read into the record the Public Hearing Notice.

31 H. LaCortiglia: Motion to open the Public Hearing for the Georgetown Plaza Site Plan
32 approval.
33

34 M. Martine: Second.

35 Motion carries 5-0; unanimous.
36

37 John Smolak, Attorney for the Applicant.

38 Chris Sparages, Williams and Sparages.
39

40 C. Sparages: Site is pre-existing lawful nonconforming use. Last time it was developed and
41 rehabilitated was 1998. The site is 2.6 acres in size on route 133. To the rear is the Penn Brook and
42 includes riverfront area. The site is currently 19,700 square feet existing. We are not proposing an
43 increase in size. The building has been there since 1963 as a grocery store and other uses. Of the

44 19,000 square feet approximately 12, 000 is occupied. There is a 40% vacancy rate. There are 62
45 existing parking spaces. The septic was upgraded, it has not been done since 1998. In 2014 we came
46 before the Zoning Board of Appeals. We would like to repair and rehabilitate to convert parking and
47 driveway to include a total of new parking spaces.

48

49 R. Hoover: What is the blue dash line? Has this gone to Conservation Commission yet?

50

51 C. Sparages: That is the edge of the river, riverfront area. We applied to the ZBA and that was
52 submitted to Conservation Commission. The BSC Group did an evaluation in 2013 and that hasn't
53 changed. When we last appeared before the Conservation Commission they issued the Order of
54 Conditions. They understood that we would be back for Site Plan review. We have no proposed work
55 within the flood plain or the 100 foot buffer zone. Our approach to Stormwater Management is low
56 impact development-pervious pavement.

57

58 Essentially, our request is a redevelopment. We believe it represents a significant improvement over
59 the current condition.

60

61 R. Hoover: Seeing no one here from the public to speak, we will bring it to the Planning Board.

62

63 M. Martin: Is there access to the offices in the front? Is this more parking for staff, tenants, or open to
64 Dunkin Donuts as well?

65

66 C. Sparages: The emphasis will be to ask employees to use the back parking area.

67

68 M. Martin: I see someone coming in at 5am to work at Dunkin Donuts. Do they have to park in the
69 back and walk around the front?

70

71 C. Sparages: There is a rear door to Dunkin Donuts.

72

73 B. Watts: Can you tell me about snow storage? Is there a sidewalk on the east side?

74

75 C. Sparages: Sheet 2 of 7 shows snow storage areas. In heavy snow events or multiple snow events,
76 the snow will have to be taken off site.

77

78 H. LaCortiglia: Will deliveries come along the back?

79

80 C. Sparages: Yes, tractor and emergency vehicles.

81

82 H. LaCortiglia: Just want to be sure that the Fire Dept. agrees with the access in the back. Are there
83 any additional ADA parking spaces? I'm presuming the ADA spaces in the front are correct?

84

85 R. Hoover: And just make sure with ADA. There is a proximity requirement for parking spaces.

86

87 H. LaCortiglia: You may want to link up with the Building Inspector because a lot of this is open to
88 interpretation with respect to parking requirements listed on page 2 of the plans. Is there any fixed
89 irrigation? Fixed irrigation is not allowed under site plan approval bylaw.

90

91 C. Sparages: The proposal adds irrigation to the landscape areas in the back.

92

93 H. LaCortiglia: The pervious pavement. I do remember the groundwater elevations back there. Were
94 the stormwater calculations taking into account the annual high water?

95

96 H. LaCortiglia: Motion to establish a 53G (M-account) in the amount of \$3,000.

97 B. Watts: Second.

98 Motion carries 5-0; unanimous.

99

100 R. Hoover: We should connect with the BSC Group.

101

102 H. LaCortiglia: Signage to be sure it's a one way. Signage for employee parking only.

103

104 T. Evangelista: Will you show me the entrance way? Where will the Domino's Pizza be located and
105 where will that access be? We don't have pervious pavement in the flood plain. I would like to see a
106 traffic report- how traffic flows in and out.

107

108 R. Hoover: You obviously have a tough site. I appreciate what you are trying to do and it's a
109 challenge. Why did you do the septic system first and you did not do these together? Does the new
110 system meet code? The planting plan is important. Gates? Sidewalks? Wheel stops? Dumpster
111 enclosures? Can you provide a floorplan? Coming in around the building to the right. Check the code.
112 On the plant materials, how far from the bottom of that is the water table? Photo metrics- I am not
113 convinced that wall packs will meet our lighting ordinances. Stockade fence? Wheelchair ramp- verify
114 that is code compliant.

115

116 H. LaCortiglia: Motion to continue the Public Hearing for Site Plan Approval until November
117 9 at 7:15pm.

118 M. Martin: Second.

119 Motion carries 5-0; unanimous.

120

121 8:20pm 5 minute recess.

122

123 **Old Business: Turning Leaf Request for Lot Release.**

124 H. LaCortiglia: I verified that the components are in order. The fractional payment was received by
125 the Town Accountant. The affordable home is substantially constructed as stated in the decision.

126

127 H. LaCortiglia: Motion to authorize the release the remaining lots for the Turning Leaf
128 subdivision.

129 B. Watts: Second.

130 Motion carries 5-0; unanimous.

131

132 H. LaCortiglia: Motion to authorize the Chair to sign Form K and the Form J for the
133 aforementioned releases.

134 B. Watts: Second.

135 Motion carries 5-0; unanimous.

136

137 **Public Hearing II:** Groundwater Protection District - Continued from September 28, 2016.

138 H. LaCortiglia: I took all the comments from the Board and the audience. What you see is Zone I and
139 Zone II. The map legend was adjusted.

140

141 H. LaCortiglia: Motion for the Planning Board to close the Public Hearing and to recommend to
142 the Board of Selectmen this map presented this evening of the Groundwater Protection Districts
143 June 2016, and to recommend to Town Meeting.

144 M. Martin: Second.

145 Motion carries 5-0.

146

147 **Member or Public Report:**

148 Jim DiMento, Parks and Rec: Update on the skate park project. Will send the lighting specs to R.
149 Hoover.

150

151 **List of Documents and Other Exhibits used at Meeting:**

152 *Documents and Other Exhibits used at meeting will be available for review at the Georgetown*
153 *Planning Office.*

154

155 Motion to adjourn was made by M. Martin.

156 H. LaCortiglia: Second.

157 Motion carries 5-0; unanimous.

158

159 The meeting was adjourned at 9:10pm.

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