



1  
2 Committee: Planning Board  
3 Date: March 9, 2016  
4 Time: 7:00 pm.  
5 Location: Georgetown Town Hall, 3rd floor conference room.

6  
7 Members present: Rob Hoover, Tillie Evangelista, Harry LaCortiglia, Matt Martin, B. Watts.  
8 Staff present: Administrative Assistant Andrea Thibault.  
9 Guests present: Jon Eichman, Town Counsel.  
10 Minutes taken by A. Thibault.  
11 The Meeting was called to order at 7:01pm by R. Hoover.

12  
13 **Correspondence:**

- 14 1. Georgetown Conservation Agent Letter: Chaplin Hills. (Attached under Public Hearing).
- 15 2. Georgetown Fire Dept. Letter: Palmer Lane. (Attached under Public Hearing).
- 16 3. Larry Graham Review Letter: Palmer Lane. (Attached under Public Hearing).
- 17 4. Healthy Pharms, Inc: Response Letter to issues discussed at February 24, 2016 Planning Board
- 18 Meeting. (Attached under Public Hearing).

19 5.  
20 R. Hoover: Each item of correspondence will be discussed under the relevant Public Hearing.

21  
22 **Vouchers:**

23 B. Watts: Motion to approve \$150.00 to NH Municipal Association ad for Town Planner  
24 T. Evangelista: Second.  
25 Motion carries 4-0; 1 abstain. H. LaCortiglia.

26  
27 **Public Hearing - Healthy Pharms, Inc:**

28 H. LaCortiglia: Motion to reopen the special permit for Healthy Pharms, Medical Marijuana Dispensary  
29 continued from February 24, 2016.  
30 T. Evangelista: Second.  
31 Motion carries 5-0; unanimous.

32  
33 Tony Capacetti, Hayes Engineering for Healthy Pharms, Inc.  
34 Valerio Romano, Attorney for Healthy Pharms, Inc.  
35 Representatives from Healthy Pharms, Inc. discussed the following with the Planning Board and Town  
36 Counsel:

37  
38 *{Parking lot pavement, lighting plan, runoff, drainage, and groundwater, rain garden specifications, proof of insurance,*  
39 *clarification in special conditions in the draft approval, all applicable legal dates, lockbox: of keys for fire department access,*  
40 *security, police details, nitrogen load calculations, hours operation, fire department specifications, conditions of decision. }*

41  
42 John Connolly, Attorney for abutters ABZ Storage: Request that owner of abutting property receives  
43 notices as detailed in special conditions. Requesting that the completion of those commitments stated  
44 in March 2 Healthy Pharms, Inc letter be made a condition of the decision of approval. Strongly  
45 recommend that the Planning Board hold to paragraph 8, page 4.

46  
47 Representatives from Healthy Pharms, Inc. discussed the draft Notice of Decision item by item with the  
48 Planning Board and Town and created a final draft Notice of Decision.

49  
50 H. LaCortiglia: Motion to close the Public Hearing for Healthy Pharms, Inc Special Permit  
51 Application and Site Plan.

52 B. Watts: Second.

53 Motion carries 5-0; unanimous.

54

55 *{Planning Board discussion with Town Counsel regarding approving the Notice of Decision. }*

56

57 H. LaCortiglia: Motion to approve the Healthy Pharms, Inc. Certificate of Vote Special Permit  
58 approval with conditions as amended this evening.

59 B. Watts: Second.

60 Motion carries 5-0; unanimous.

61

62 **5 Minute Recess**

63

64 **Public Hearing – Chaplin Hills Road:**

65 H. LaCortiglia: Motion to open the Public Hearing for Chaplin Hills Road.

66 M. Martin: Second.

67 Motion carries 5-0; unanimous.

68

69 R. Hoover: Read into record Public Hearing Notice for Chaplin Hills Road. Additionally, read into  
70 the record request for continuance letter from Paul Marchionda, engineer for the applicant.

71

72 M. Martin: Motion to continue the Public Hearing for Chaplin Hills Road to April 27, 2016.

73 H. LaCortiglia: Second.

74 Motion carries 5-0; unanimous.

75

76 **Public Hearing – Palmer Lane:**

77 B. Watts: Motion to reopen the Public Hearing for Palmer Lane continued from February 22, 2016.

78 M. Martin: Second.

79 Motion carries 4-0; 1 abstain. H. LaCortiglia recused and left the room.

80

81 Dennis Quintal, Engineer for the applicant: I would like to discuss the recommendations letter from  
82 Larry Graham, and the changes we made to our plans accordingly.

83

84 R. Hoover: Any issues from the Public? Seeing none, we will move on to the input from the Planning  
85 Board.

86

87 M. Martin: The only issue is the intersection at the end of Tenney Street. Has there been any outreach to  
88 your neighbor to talk about purchasing any section of land so that there is a little more distance from your  
89 entry way and the end of Tenney Street?

90

91 Steve Franciosa, applicant: I did look at that.

92

93 B. Watts: I share that concern. It is a difficult intersection with East Main Street. The pet burial area is  
94 worth talking about. In the utility plan there seems to be a question of location and hydrants and where  
95 the water services were going to be coming from. I would like to consider a sidewalk there. Also the  
96 turning radius at the Y is an issue.

97  
98 T. Evangelista: Can you come up with another solution to the intersection? I think you should connect  
99 to the sidewalk on Tenney Street. I like the idea of saving the historic building.

100  
101 R. Hoover: page 2 and 23 of Larry Graham's letter regarding maintenance, I think that is a good idea. #7  
102 and #8 page 2, I concur with Bob. At the least there should be one street light at the end of the project.  
103 Further definition of the no cut no build I want to emphasize. We will get to the waivers.

104  
105 R. Hoover: I want to confirm that all of the abutters were notified?

106  
107 D. Quintal: Yes. We got the list from the town.

108  
109 T. Evangelista: Did you give us the green cards already?

110  
111 D. Quintal: I believe I have them. I will make sure you get copies at the end of the meeting.

112  
113 R. Hoover: Historic's letter of February 2, 2016. There does seem to be an agreement with that. Please  
114 put the agreement in writing. The Fire Chief's letter of February 25, 2016 he has mentioned 3 Chapters of  
115 the NFPA. We will need another letter from the Fire Dept. Have you talked to the Highway  
116 Department yet?

117  
118 D. Quintal: Not yet.

119  
120 R. Hoover: The Y that you have for the turnaround, will you show the turning template of his largest  
121 vehicle, the hook and ladder? Please verify the wheel base, so that he can look at a graphic.

122  
123 D. Quintal: Yes, I have done that before.

124  
125 R. Hoover: Sheet 2 of 10 needs a surveyors stamp. Sheet 4 of 10- your expanded natural infiltration area.  
126 You need to show the existing vegetation. The front of that property will be open in its entirety to the  
127 public. You need to show accurately what will be left. I would ask you to consider evergreen tree  
128 replanting in there. Your driveways could use radius on them where they intersect the road. We would  
129 want to see a work limit line, please clearly denote that. If there is a transformer, please show it on the  
130 plan. Please indicate snow storage at the end of this Y. There is a 1-1 slope at the area against the stone  
131 wall. That's very steep. This is going to be visible from the public road. The planting detail on a steep  
132 slope we would want to see. Larry had the comment about the maintenance of the stormwater  
133 management systems. When will that happen? Who is responsible? What is the mechanism to make sure  
134 it happens? The tree plantings on Sheet 5, maybe you could consider putting the water line in the road.  
135 Make sure the root systems are not sitting on top of the utility lines and the shoulders of the road. When  
136 you come out of your driveway, you are looking directly at Map 10 Lot 30. I don't know if you have had  
137 any dialog with that abutter in terms of headlight into their yard. Sometimes what works is a few  
138 evergreens to block the headlights. Please make the good neighbor effort here. Are there any trees on the  
139 public property portion along Tenney Street that are coming down?

140

141 D. Quintal: No.

142  
143 R. Hoover: Your plant list needs a key, size of the plant, the roots, the crown, the qualities of the plant,  
144 the Latin name of the plant. The tree that you selected is not salt tolerating to street salt. You need to  
145 pick another street tree. I would like to give you more thought to what trees you are trying to save. I  
146 would like to see how you plan to save it. You need a different grass seed, the one you chose is  
147 considered an invasive species in some states.

148  
149 *{Planning Board discussion of waivers with the applicant}*.

150  
151 M. Martin: Motion to continue Palmer Lane Public Hearing to April 13, 2016 at 7:15pm.

152 B. Watts: Second.

153 Motion carries 4-0; 1 recused.

154  
155 H. LaCortiglia re-enters the room.

156  
157  
158 **Old Business: Bailey Lane OSRD.**

159 R. Hoover: Discussion of Bailey Lane. My understanding after talking with Town Counsel is that we are  
160 here to sign a denial for the OSRD that was submitted

161  
162 Jon Eichman, Town Counsel: The period of time for filing your decision which comes from your bylaw  
163 expires on Friday. So, it must be voted on by the Board and signed by the tonight.

164  
165 *{Planning Board and Town Counsel discussion regarding denial of Bailey Lane OSRD}*.

166  
167 Planning Board signs Decision of Denial for Bailey Lane OSRD.

168  
169 J. Eichman: This decision must be filed with the Town Clerk by Friday.

170  
171 **Old Business: Turning Leaf Fractional Payment.**

172 R. Hoover: Next on the Agenda is the Affordable Housing Trust fractional payment for Turning Leaf.  
173 We have a Form J and Form K in front of us.

174  
175 *{Planning Board discussion with Jill Mann, Attorney for Turning Leaf regarding fractional payment}*.

176  
177 M. Martin: Motion to accept the sum of \$57,436.36 as the developer's fractional payment on the Lisa  
178 Lane project.

179 H. LaCortiglia: Second.

180 Motion carries 5-0; unanimous.

181  
182 H. LaCortiglia: Motion to endorse the Form K, partial release of covenant for Lot 2 from the Turning  
183 Leaf subdivision.

184 B. Watts: Second.

185  
186 H. LaCortiglia: How many lots will this make now that we have released?

187 J. Mann: 9 lots, not including 44 Searle Street.

188 Motion carries 5-0; unanimous.

189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203

R. Hoover signs Form J.

*{Planning Board discussion regarding Town Planner job advertisements and hiring process}.*

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

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

Motion to adjourn was made by M. Martin.

T. Evangelista: Second.

Motion carries 5-0; unanimous.

The meeting was adjourned at 10:45pm.