



## Town of Georgetown

## MINUTES

---

1  
2 Committee: Planning Board  
3 Date: October 25, 2017  
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, Bob Watts.  
8 Staff present: John Cashell, Town Planner.  
9 Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board  
10 meetings may be found at [www.georgetownma.gov](http://www.georgetownma.gov) and by choosing the Community TV option.  
11 The Meeting was called to order at 7:05 by R. Hoover.

### **Minutes:**

12  
13  
14 M. Martin: Motion to approve the minutes for October 11, 2017 with changes as discussed.  
15 H. LaCortiglia: Second.  
16 Motion carries 5-0; unanimous.

### **Public Hearing:** 1A/1B Rear Spaulding Road.

17  
18  
19 H. LaCortiglia: Motion to reopen the Public Hearing for 1A/1B Rear Spaulding Road Special  
20 Permit application.  
21 M. Martin: Second.  
22 Motion carries 5-0; unanimous.

23  
24 J. Cashell: The applicant is requesting a continuance.

25  
26 Alan Grenier, Attorney for the applicant: The engineer is looking at other possibilities for the property,  
27 possibly one lot.

28  
29 H. LaCortiglia: Motion to accept the applicant's withdrawal without prejudice for 1A/1B Rear  
30 Spaulding Road Special Permit application.  
31 M. Martin: Second.  
32 Motion carries 5-0; unanimous.

### **Public Hearing:** Georgetown Plaza 64-74 East Main Street.

33  
34  
35 H. LaCortiglia: Motion to reopen the continuance of the Public Hearing for Site Plan approval  
36 for 64-74 East Main Street.  
37 B. Watts: Second.  
38 Motion carries 5-0; unanimous.

39  
40 J. Cashell: The applicant has highlighted a couple of items. The fire department has issued final approval  
41 for the Site Plan.

42  
43 *{The Planning Board, Town Planner, Applicant's Attorney and Applicant's Engineer discuss topsoil on the leaching*  
44 *field that has been rototilled and replanted; final stormwater report including standards from BSC Group; property fencing,*

landscaping and plantings; site lighting; light fixtures; septic system vents; employee and customer parking designations and signage; safety of pedestrians; pedestrian crossing signage; driveway mirror at blind corner; dedicated site entrance only and site exit only signs; detail of subsurface; operation and maintenance plan for the porous pavement; issues safety for the back isolated entrance and exit, hallway pass-through, locking, surveillance camera; dumpster fencing and enclosure details of tongue and groove siding; flat dark green paint specifically noted on plan for septic. }

H. LaCortiglia: I request as a condition of the decision that all phases of the porous pavement installation and subsurface preparation is inspected by our inspection engineer and inspected during all phases of the installation.

*{The Planning Board, Town Planner and Applicant's Attorney and Engineer discuss the final draft decision document and clarify all items. }*

H. LaCortiglia: I move to approve the proposed Georgetown Plaza Site Plan application for 64-74 East Main Street, Map 11A, Lot 85 in accordance with the attached Certificate of Vote and Site Plan Approval with Conditions, dated October 25, 2017 as revised this evening and endorsed by the Planning Board on this date.

B. Watts: Second.

Motion carries 5-0; unanimous.

H. LaCortiglia: Motion to close 64-74 East Main Street Georgetown Plaza Site Plan application.

B. Watts: Second.

Motion carries 5-0; unanimous.

**Public Hearing:** 198 East Main Street OSRD.

H. LaCortiglia: Motion to reopen the public hearing for 198 East Main Street OSRD Special Permit Definitive Subdivision.

M. Martin: Second.

Motion carries 5-0; unanimous.

*{The Planning Board, Town Planner, Applicant's Representative Nick Cracknell review the draft decision and discuss perpetual maintenance, repair, snowplowing and drainage of the common driveway; Town Engineer's recommendations for the common driveway, OSRD requirements; and four requested waivers. }*

H. LaCortiglia: Motion to approve the four waivers as listed on the updated 10-23-2017 plan.

M. Martin: Second.

Motion carries 5-0; unanimous.

M. Martin: I move to approve the proposed 198 East Main Street, Map 10 Lot 11 OSRD Special Permit Site Plan/Definitive Subdivision Plan application, in accordance with the attached Certificate of Vote and Site Plan Approval with Conditions, dated October 25, 2017 with additions as modified this evening and endorsed by the Planning Board.

H. LaCortiglia: Second.  
Motion carries 5-0; unanimous.

M. Martin: Motion to close 198 East Main Street Map 10 Lot 11 OSRD  
Special Permit Site Plan/Definitive Subdivision Plan.

H. LaCortiglia: Second.  
Motion carries 5-0; unanimous.

H. LaCortiglia: Motion to adjourn for 5 minutes.

M. Martin: Second.  
Motion carries 5-0; unanimous.

5 minute recess

**Member or Public Concern:** Review and Discussion on LED Street Lighting.

R. Hoover: In 2016 the American Medical Association came out with an unprecedented policy statement which addressed the health, safety, welfare issues of LED lighting and the potential harmful impacts on our health.

Since that time, I personally contacted the Light Department to talk about Site Lighting, invited the Light Department to come to a Planning Board meeting to discuss Site Lighting, sent a letter to the Board of Selectmen Chairman, sent a letter to the Light Commissioners and communicated with one of the Light Commissioners.

*{The Planning Board and Town Planner discuss and edit draft letter from the Planning Board to Georgetown Electric Department requesting a temporary halt on further LED installation until these potential harmful impacts can be further discussed with the appropriate Boards and Commissions.}*

M. Martin: Motion to submit the letter to the Georgetown Light Commissioners with the changes discussed, and authorize the Town Planner to sign the letter on behalf of the Planning Board.

H. LaCortiglia: Second.  
Motion carries 5-0; unanimous.

M. Martin: Motion appoint Rob to speak on behalf of the Planning Board at the Board of Selectman meeting on November 15 and any subsequent meeting that the Selectmen may have scheduled.

H. LaCortiglia: Second.  
Motion carries 5-0; unanimous.

**Planning Office:**

1. Mello Disposal.

133 J. Cashell: Mello Disposal Waste has started the local permitting process with the Board of Health,  
134 Zoning Board of Appeals and the Conservation Commission. The Conservation Commission waived  
135 the requirement for wetland delineation work to extend for the next two weeks.

136  
137 Mello has not submitted a Site Plan application with the Planning Board and will not be submitting  
138 that until the first of next year. The Zoning Board of Appeals is accepting comments for their hearing  
139 with Mello. Their deadline for receiving comments is November 2.

140  
141 H. LaCortiglia: I would think that the only thing at this point, where we don't have any information  
142 would be to request, as a comment to the Zoning Board of Appeals, even though the applicant is not  
143 exempt from Site Plan approval in any way, to reiterate that in their ZBA decision.

144  
145 J. Cashell: We formally commented on the DEP filing. I will forward that as well.

146  
147 H. LaCortiglia: Do we want to send the projected numbers, and the numbers we generated for waste  
148 from the build out analysis?

149  
150 H. LaCortiglia: Motion authorize two LTA hours for MIMAP corrections.

151 M. Martin: Second.

152 Motion carries 5-0; unanimous.

153  
154 2. OSRD Bylaw Revisions.

155  
156 J. Cashell: The discussion for the proposed OSRD bylaw revisions will be on the agenda for the first  
157 meeting in January.

158  
159 Motion to adjourn was made by M. Martin.

160 B. Watts: Second.

161 Motion carries 5-0; unanimous.

162  
163 The meeting was adjourned at 9:45pm.