



Town of Georgetown

MINUTES

Committee: Planning Board
Date: January 24, 2018
Time: 7:00 pm.
Location: Georgetown Town Hall, 3rd floor conference room.
Members present: Rob Hoover, Harry LaCortiglia, Matt Martin, Bob Watts.
Members absent: Tillie Evangelista.
Staff present: John Cashell, Town Planner.
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 R. Hoover.

Minutes:

B. Watts: Motion to approve the draft meeting as written for January 10, 2018.
M. Martin: Second.
Motion carries 4-0; 1 absent.

Public Hearing 66 Parish Road:

M. Martin: Motion to re-open the Public Hearing for 66 Parish Road OSRD.
B. Watts: Second.
Motion carries 4-0; 1 absent.

H. LaCortiglia: I move to accept the Form H for extension of time for review of 66 Parish Road OSRD application through March 31, 2018.
B. Watts: Second.
Motion carries 4-0; 1 absent.

H. LaCortiglia: I move to continue the Public Hearing for 66 Parish Road OSRD application to February 14, 2018.
M. Martin: Second.
Motion carries 4-0; 1 absent.

Planning Office:

1. Continued Review OSRD Proposed Amendments.

{Planning Board and Town Planner discussion regarding the proposed changes to the OSRD bylaw. In agreement regarding the added language to all the amendments proposed. In agreement regarding changing the definition to "continuous building area" and to preserve that same definition across all zoning bylaws. Agreement to post a Public Hearing for OSRD definitions.}

2. Review Status of the E. Main St. Recreation Park.

Jim DiMento, Georgetown Parks and Recreation: Last time I was here we had started the bidding process for Phase II. We had the dog park in, and the ball field in. We had money to go out for bidding for Phase II for the parking lot and the skateboard park area. When we went out to bid, they all came in over budget. So, we stopped doing any more work on Phase II.

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48 Then, a year later, we had the Cam Coye Memorial group approach us regarding possible basketball
49 courts, and that would require a possible change of the original permit.
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51 We had seeded the fields. We have Phase I, the fields and the dog park. Those are ready. We have
52 Phase II that is not ready. And, there are people who are wanting to use these fields now. So, we
53 would like to take a portion of the recreational area and make it open to the public.
54

55 Mike Farrell seemed to think that we had an insurance issue, that we should have an engineer review
56 it.
57

58 *{Planning Board, Town Planner and Parks and Rec discuss how to best move forward.}*
59

60 R. Hoover: Nothing has changed from the Planning Board's position from what was communicated
61 last summer. And, that is that there is information we need in order to fulfill the Order of Conditions
62 and open up the park.
63

64 H. LaCortiglia: How do we get to completion so that the park can be used?
65

66 R. Hoover: It's a great question. It's going to have to be answered after we get these as-built plans
67 and we see what is in place vs. what the approved project was. I am only speaking for myself- my goal
68 is to find a way that we can protect the town, do our job, in recognizing that this park has now
69 morphed into several phases. It is not what we originally talked about and there are changes perhaps
70 that are coming. And, deal with this part that has been built, and if it meets the health, safety and
71 welfare and you can park, drive, see at night, gates, and the basics are there; try to make this thing
72 open.
73

74 H. LaCortiglia: If Phase II isn't completed, how does the Board sign off on a Certificate of
75 Completion?
76

77 R. Hoover: I don't have an answer for that. There is no question that Town Counsel will need to
78 help us in terms of how to write language and modify this Order of Conditions. Maybe you can't do
79 that, but I hope that what has been built is safe and is constructed appropriately so that the Town is
80 not getting involved in maintenance later and so on and so forth. And that, in and of itself, what has
81 been built can somehow find language so that we can approve that so we can open it.
82

83 *{Planning Board, Town Planner and Parks and Rec further discussion.}*
84

85 R. Hoover: These are all excellent questions, but we are not going to be able to answer them tonight.
86 I think that we need to take the first step, which is to get the plans and reports and review them. We
87 need to find out what is missing, what more is needed, and start that process. We will then have a
88 better understanding of what we have. Then we can start dealing with how to modify the site plan.
89

90 H. LaCortiglia: Would it be important to know what it is that the insurance company is actually
91 looking for. That is the key. I think at this point that we don't know what the insurance company
92 wants.
93

94 Gary Fowler, Selectman: This has been in front of the Board of Selectmen many times. We are being
95 told that unless the Planning Board signs off on somethings that it's not insured.

96
97 I am hoping that John is keeping track of what you think you need. If I can get a copy, and Mike
98 Farrell and Jim can get a copy so that we all understand what you are looking for. John can also get to
99 the Board of Selectmen what he needs to know from us.

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101 *{Planning Board, Town Planner and Parks and Rec further discussion.}*
102

103 J. Cashell: I can simplify this. We need to get the plans. We need to have Larry Graham review those
104 plans. Then we need to have his report in hand. Upon receipt of that report, we need to schedule a
105 public hearing with the Planning Board, a review of the plan with the Planning Board.

106
107 The Planning Board at that time figures out what additional steps need to be met by the Parks and Rec
108 to get this to the point where is Planning Board can sign off on certain aspects of that.

109
110 That recommendation can be sent to the Board of Selectmen. The Board of Selectmen can deal with
111 the insurance issues. The insurance/liability can be resolved based on what the plans are. The
112 successful review- anticipating that from Larry Graham, and the successful review of this Planning
113 Board that leads us to sending a favorable recommendation to the Board of Selectmen.

114
115 R. Hoover: Two issues in addition--the plans and the reports. The reports in terms of construction
116 process are so important because those are the only documentation we have for what you can't see
117 that under the ground that been built.

118
119 Those two items, then technical review will come back with a report. Then it will come back to a
120 public hearing to the Planning Board.

121
122 Joshua Greenblatt, President of GAA Youth Soccer: Our fields are being overused and we need fields
123 to open up.

124
125 3. Continued Review on Unaccepted Streets.

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127 *{Planning Board, Town Planner discuss unaccepted streets project.}*
128

129 4. Continued Review of Legislative Updates on Retail Sale of Recreational Cannabis.

130
131 *{Planning Board and Town Planner discuss response of Town Counsel.}*
132

133 J. Cashell: There are a multitude of issues involved with this. There is not one model ordinance that
134 is going to be provided. What we are trying to do is to have a joint meeting with the Board of
135 Selectmen in the next two week. Attorney Eichman (Town Counsel) will in all likelihood be coming
136 to the meeting with the Planning Board and the Board of Selectmen to discuss the issue and to figure
137 out what we want to put before the voters for Town Meeting.

138
139 Attorney Steve Epstein: The Town of Montageau has a draft bylaw posted on their website. (hands
140 out a copy to the Planning Board). Other towns that are not using Kopleman and Paige are moving

141 ahead. It's a question of zoning. No matter what the Cannabis Control Commission coming
142 regulations are concerning the licensing of these entities, you need to establish as soon as possible,
143 where it can be grown, production, and processing, testing laboratories. You just need to zone it.
144 That's all you need to do. We have a large number of 61A's in Georgetown. We need to zone where
145 it can be grown, where it can be processed, where products can be produced. Where do we allow
146 commercial bakeries?

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148 In the meantime, the Board of Health treats them just like any other producer of foods. Selectmen
149 need to decide a 2% or a 3% tax. Before anyone can apply for a license, and this is in the Cannabis
150 Control Commission guidelines, they have to have a host agreement, negotiated and approved by the
151 Board of Selectmen; and they need their zoning ducks in a row.

152
153 5. Review To-date Actuals of the FY18 Planning Department Budget.

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155 *{Planning Board and Town Planner discuss FY18 Planning Board budget.}*

156
157 R. Hoover: Regarding the letter from Little's Hill, can you draft a letter so that we have fulfilled his
158 request?

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160 *{Planning Board and Town Planner discussion regarding response letter from the Planning Board.}*

161
162 J. Cashell: An ANR plan came in late Thursday afternoon. The applicant did grant a Form H
163 extension through February 24, 2018. We need a motion to grant an extension for Hamilton Terrace
164 ANR plan for up to and including February 24, 2018.

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166 H. LaCortiglia: So moved.

167 B. Watts: Second.

168 Motion carries 4-0; 1 absent.

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170 H. LaCortiglia: Motion to adjourn.

171 B. Watts: Second.

172 Motion carries 4-0; 1 absent.

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174 The meeting was adjourned at 8:55pm.