



Town of Georgetown

MINUTES

1
2 Committee: Planning Board
3 Date: February 14, 2018
4 Time: 7:00 pm.
5 Location: Georgetown Town Hall, 3rd floor conference room.
6 Members present: Rob Hoover, Harry LaCortiglia, Tillie Evangelista, Bob Watts.
7 Members absent: Matt Martin.
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 and by choosing the Community TV option.
11 The Meeting was called to order at 7:00 by R. Hoover.
12

Minutes:

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14 H. LaCortiglia: Motion to approve the draft minutes with the correction as noted for January
15 24, 2018.
16 B. Watts: Second.
17 Motion carries 3-0; 1 absent, 1 abstain.
18

Vouchers:

19
20 H. LaCortiglia: Motion to approve the vouchers in total of \$225.83.
21 T. Evangelista: Second.
22 Motion carries 4-0; 1 absent.
23

Correspondence:

24
25 *{Planning Board provides signatures, appointment and expiration dates for Registry of Deeds registry update.}*
26

ANR Plans; 33 Hamilton Terrace:

27
28 Attorney Mitchell Croner: Representing Brian and Susan Testa of 33 Hamilton Terrace. This is a lot
29 line adjustment.

30 *{Planning Board, Town Planner and applicant's attorney discuss frontage, original 1950's Lake Shore Drive*
31 *subdivision plan with very small lots. This is a 1400 sq. ft. adjustment. It will make the sideline conform for the*
32 *Testas.}*
33

34 H. LaCortiglia: Motion to endorse the Form A application for 40 Lake Shore and 33
35 Hamilton Terrace, on the Town Assessors Map 21, Lots 150 and 160 respectively; the subject
36 application calls for transferring Parcel A (consisting of 1418 sf and 19.47 ft. of frontage on
37 Hamilton Terrace) from said Lot 150 to 160, and as shown on the Plan-of-Record entitled;
38 Plan of Land located in Georgetown, MA, 40 Lake Shore Drive and 33 Hamilton Terrace,
39 prepared by LeBlanc Survey Associates, Inc. 161 Holten Street, Danvers, MA, dated 5
40 December 2017(no revision date) and consisting of sheet 1 of 1.

41 B. Watts: Second.
42 Motion carries 4-0; 1 absent.
43
44

Public Hearing 66 Parish Road:

45
46 H. LaCortiglia: Motion to re-open the OSRD Special Permit application for 66 Parish Road

47 T. Evangelista: Second.
48 Motion carries 4-0; 1 absent.
49

50 J. Cashell: We have a letter from the applicant's attorney that we will go over. We have a zoning
51 determination from the Building Inspector, Les Godin. As this progresses, we will have a Site Plan.
52 This is a concept plan this evening. It will turn into a full site plan application in the near future.
53 Nancy McCann, Applicant's Attorney: We made a full presentation at your December 14 meeting.
54 This project is a little over 40 acres with 10 proposed units.
55

56 We incorporated the feedback we heard and put some curvature into the road. We adjusted the unit
57 locations to make them more aesthetically pleasing. We increased the open space from 30.18 to 33.31.
58 There is a wildflower meadow addition. We will incorporate improvements along the frontage to
59 improve the wetlands, eliminate invasive species, and add more wetland plantings. Also, the Open
60 Space will be conveyed to the Town, to the Conservation Commission.
61

62 *{Planning Board, Town Planner and applicant's attorney discuss the OSRD bylaw and how to proceed with OSRD*
63 *concept approval.}*
64

65 Nancy McCann, Applicant's Attorney: John, your explanation was spot on. You are exactly right.
66

67 It's a unique way-this bylaw is written that way. Not all towns are written that way. This is a special
68 permit. It is granted as a special permit under 40A, which means that we need 4 out of 5 votes in
69 favor. It is a recordable special permit because it conditions the use. It allows us to do 10 units,
70 detached, single family homes, substantially in accordance with this plan. And, then we have to go to
71 the engineered plan. And that plan will have Larry Graham's review and all of the input you have for
72 a standard Site Plan.
73

74 *{Planning Board, Town Planner and applicant's attorney continue to discuss the OSRD bylaw and how to proceed with*
75 *OSRD concept approval.}*
76

77 T. Evangelista: Motion to continue the concept hearing to February 28, 2018.
78 B. Watts: Second.
79 Motion carries 4-0; 1 absent.
80

81 **Planning Office:**

- 82 1. OSRD Bylaw. Proposed amendments to the Article VII Open Space Residential
83 Development town bylaws.
84

85 H. LaCortiglia: Motion to open the Public Hearing for the proposed amendments to the
86 Article VII Open Space Residential Development town bylaws.

87 B. Watts: Second.
88 Motion carries 4-0; 1 absent.
89

90 *{Planning Board and Town Planner discuss definition of continuous building area; substituting "situated" for "located";*
91 *said upland shall exclude any freshwater wetlands as delineated per Chapter 161 "as well as" any pond or stream;*
92 *having minimum width of 50 feet; steep slopes; square footage and density issues.}*
93

H. LaCortiglia: I move to approve the proposed amendments to Article VII- Open Space Residential Development, as corrected, and to forward same to the Board of Selectmen for inclusion as a Zoning Warrant Article for the 2018 Spring Town Meeting.

B. Watts: Second.

Motion carries 4-0; 1 absent.

H. LaCortiglia: I move to close the Public Hearing for the for the proposed amendments to Article VII Open Space Residential Development town bylaws.

B. Watts: Second.

Motion carries 3-1; 1 absent; 1 opposed.

2. East Main Street Recreational Park:

{Planning Board and Town Planner discuss how to best open the park in a limited manner this spring.}

H. LaCortiglia: Motion to authorize the Town Planner to contact Town Counsel to initiate the steps we need to take to find out what our legal course is.

B. Watts: Second.

Motion carries 4-0; 1 absent.

Member or Public Concern:

J. Cashell: We have a placeholder for those cannabis amendments to make it on the Town Warrant. Kopelman and Paige is still working on it. The state has not yet released information.

H. LaCortiglia: Motion to authorize the Town Planner to advertise Public Hearings as discussed.

B. Watts: Second.

Motion carries 4-0; 1 absent.

H. LaCortiglia: Motion to adjourn.

B. Watts: Second.

Motion carries 4-0; 1 absent.

The meeting was adjourned at 9:27pm.