



## Town of Georgetown

## MINUTES

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2 Committee: Planning Board  
3 Date: February 28, 2018  
4 Time: 7:00 pm.  
5 Location: Georgetown Town Hall, 3rd floor conference room.  
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7 Members present: Rob Hoover, Harry LaCortiglia, Tillie Evangelista, Bob Watts, 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](http://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 correction as noted for February 14,  
15 2018.  
16 B. Watts: Second.  
17 Motion carries 4-0; 1 abstain.  
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### **Public Hearing 66 Parish Road:**

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20 H. LaCortiglia: Motion to re-open the continuation of the Public Hearing for 66 Parish Road  
21 OSRD Concept.  
22 B. Watts: Second.  
23 Motion carries 5-0; unanimous.  
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25 Nancy McCann, Applicant's Attorney: At our last meeting we presented a revised concept plan. We  
26 are ready to move forward on that plan.  
27

28 *{Planning Board, Town Planner and applicant's attorney discuss fire department water access, the possibility of*  
29 *connecting to Newbury Water Dept., running a water line to the site instead of using wells for hydrants, cul-de-sac fire*  
30 *truck turnaround access, common driveway issues, and zoning determination.}*  
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32 H. LaCortiglia: Motion to approve OSRD Concept Special Permit application, Map 20, Lot 1,  
33 Georgetown, MA with the conditions set forth in the attached Notice of Decision.  
34 M. Martin: Second.  
35 Motion carries 4-1; 1 opposed.  
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37 H. LaCortiglia: Motion to close the Public Hearing for 66 Parish Road OSRD Concept plan.  
38 M. Martin: Second.  
39 Motion carries 5-0; unanimous.  
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### **Planning Office:**

42 1. 34 East Main Street.  
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45 J. Cashell: We have Larry Graham's technical peer review letter for this project.  
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Shawna Jammal, for the applicant: We are looking for a recommendation from the Planning Board, not an approval. We need a recommendation to bring back to the ZBA. We are renovating an existing dilapidated historic building in downtown Georgetown. It is going to provide housing in an area of town in dire need of housing. We are proposing 8 units; 6 one-bedroom and 2 two-bedroom.

I reviewed the Georgetown Housing Production Plan. Georgetown is at 11.61% affordable housing. It is predicted that in 2020 you will be under 10% of that threshold. Out of 216 affordable units, only 6 are for ownership that are not for seniors. This property, 34 East Main Street, has been on the list for affordable housing since 2011.

Our goal is to keep the building's outside shell the same so that it continues to fit the character of downtown. Regarding Larry Graham's comments- we need to discuss what is feasible and what is not feasible.

Rich Williams, Engineer for applicant: *{Presents site plan with existing structures, original house and barn, parking, drainage system, septic system.}*

We have not received a permit from Board of Health for the septic. We have requested a waiver from the local regulations. If we don't get it, we will have to redesign the system.

*{Planning Board, Town Planner and applicant's representatives discuss Larry Graham's letter re: two way vehicular access, moving the barn, elevated walkway, parallel parking spaces, pedestrian safety, site layout and entry drive, crosswalk, plantings, landscape plan, maintenance plan, snow plowing, dumpster placement and concrete pad, locking mechanism, recycling unit, sidewalk, retaining wall, abuttor's input.}*

## 2. Review Status of the E. Main St. Recreation Park. Continued from the 24 JAN 18 Planning Board Meeting.

R. Hoover: We don't yet have Larry Graham's report. We are simply going to be making a recommendation to the building inspector who makes the official decision whether we can open this up or not. We are still missing some significant pieces of information that we have to have in terms of reviewing the as-built.

Right now we can't say that what has been built is what the planned called for.

*{Planning Board and Town Planner discuss issues with opening the park.}*

## **Member or Public Concern:**

### 1. Review of Zoning Amendments.

*{Planning Board and Town Planner discuss proposed zoning amendments and upcoming Public Hearings scheduled for March 14, in preparation for Town Meeting in May.}*

94        2. Economic Development Comments Report.  
95

96 J. Cashell: We just received a \$50,000 technical assistance grant for the National Ave property. The  
97 Town just got designated with that 100 acres on either side of Route 95 at the 54 exit as a Priority  
98 Development Area. And, we just got a \$50,000 grant for an Economic Development updating of the  
99 Master Plan for the downtown area including sewer, zoning, traffic and parking.

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102        H. LaCortiglia: Motion to adjourn.

103        B. Watts: Second.

104        Motion carries 5-0.

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106 The meeting was adjourned at 9:50pm.  
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