



## Town of Georgetown

## MINUTES

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Committee: Planning Board

Date: March 28, 2018

Time: 7:00 pm.

Location: Georgetown Town Hall, 3rd floor conference room.

Members present: Rob Hoover, Harry LaCortiglia, Tillie Evangelista, Bob Watts, Matt Martin.

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](http://www.georgetownma.gov) and by choosing the Community TV option.

The Meeting was called to order at 7:02 by R. Hoover.

### **Minutes:**

H. LaCortiglia: Motion to approve the draft minutes for March 14, 2018 subject to any corrections.

B. Watts: Second.

Motion carries 5-0; unanimous.

### **Vouchers:**

B. Watts: Motion to approve the vouchers for Staples office supplies \$53.25 and US Postage Meter \$100.00.

M. Martin: Second.

Motion carries 5-0; unanimous.

### **Planning Office: Turning Leaf Request for Street Acceptance for Lisa Lane, Vineyard Lane and Grapevine Circle.**

J. Cashell: As stated in everyone's packet Dave Varga, the Field Inspecting Engineer for the Planning Board has favorably recommended acceptance of the three roadways within this subdivision.

*{Planning Board, Town Planner, and Applicant's attorney discuss final outstanding items.}*

M. Martin: I move to approve the Turning Leaf Subdivision's "As-Built" Plans, as prescribed by the in-the-field site inspecting engineer, David Varga, P.E., P.L.S., in his attached letter addressed to the Town Planner, dated 20 March 2018, and to recommend to the Board of Selectmen in regard to this subdivision the following: upon receipt of a written favorable recommendation from Town Counsel concerning the Turning Leaf Subdivision's Title Certificate, copies of Deeds and Other Instruments, Street Acceptance Plans, the draft warrant article and proposed deed to the Town, as prepared by the applicant, the Board of Selectmen:

1. take the actions necessary to accept s public streets the three streets within this subdivision, namely; Lisa Lane, Vineyard Lane and Grapevine Circle;
2. to accept, as public, the drainage and sight distance easements associated with the lots effected by same within this subdivision, and;

3. forward this matter in the form of a Warrant Article for Town Meeting to decide at the 2018 Spring Town Meeting;
4. And, further recommend that the Applicant in consultation with Dave Varga address page 2 #12 of Dave Varga's letter to ensure that the bounds are properly installed.

T. Evangelista: Second.  
Motion carries 5-0; unanimous.

**Planning Office: Review Status of the E. Main St. Recreation Park, continued from January 18, 2018.**

J. Cashell: As I reported in the comments report, the largest set of documents were provided to Board members electronically. Where we left this at the last Planning Board meeting was that we were going to have a joint meeting with Parks And Rec to hash out the outstanding issues to see if the park can be useable for recreation purposes this spring. The park is still under snow cover. Some of the potential allowance to possibly open this spring could be verified once the snow is gone.

Larry Graham, Technical Engineer: I looked at progress as-built plans vs. the approved plans. I see three items that to me are at least cautionary flags about opening the park for the public.

1. Narrow section of road at 12 feet;
2. In that section of road, something I cannot tell by looking at the plans only, is whether or not the guardrail exist along the south and east side of the road;
3. If this is opened to the public, where are people going to park? According to progress as-built plans the 89 proposed parking spaces are not constructed. On the approved plans it was only laid out for 10 gravel parking spaces down by the dog park.

Issues are lack of parking and lack of adequate road width. If you are going to use the road for parking because you don't have anywhere else to park you don't want it to be 12-16 feet wide in a 300 foot stretch.

R. Hoover: The road should be put in according to the plans. The plans call for a 20 foot wide road. The 12 foot width that has been built is a health, safety, welfare issue. This is on a turn. There are children moving around, cars, and people in a rush. I would not feel at all comfortable putting the Town in the position of accepting the liability of accepting a park with a road in that condition.

The liability of that, where plans were approved for 20 feet wide, and to have it built 12 feet wide in some sections, and for us to say that is ok, is a liability I am not comfortable putting the Town in that position.

*{Planning Board, Town Planner, and Park and Rec discuss the 12 foot section, shoulder space to support a vehicle pulling over while another one passes, guardrail, infiltration trench., existing gravel parking, future 89 spot parking, handicap parking, possibility of dog park opening separately and splitting off the dog park, police signage.}*

R. Hoover: For the installation of the gravel drive and installation of the fields, the only way we can verify that what has been filled is according to the plan, is that someone during the course of construction was

observing it and testing it. I haven't seen that information yet. I have been requesting it for a long time. My hands are tied until I get that information. I am just one Planning Board member, but I am not going to approve something that I don't know what it is.

Jim DiMento, Parks and Rec: I will be going to Conservation Commission with a summary of this meeting. Lights were purchased by Parks and Rec and chosen the by the church. The church provides the power. There is no maintenance agreement. There is a fence agreement that Town Counsel has reviewed.

R. Hoover: Will you provide us with that please?

*{Planning Board, Town Planner, and Park and Rec discuss the lighting plan, agree LED 3000 or less and frosted bulb, possibility of dog park infringing on 100 foot wetland buffer in one corner. Planning Board agrees that Larry Graham, Technical Engineer will be the point person with Gail to obtain, review and report on all missing information, he will get a copy of the specifications manual from Gail for this project.}*

H. LaCortiglia: I think it's very important for the Park and Rec to have a final and complete list of what's needed to finish the park.

R. Hoover: Larry will need to put together a report that will tell Park and Rec what they need to do at a minimum to get this park open.

B. Watts: For particular usage. Larry, you made clear this will be for the purposes of scrimmages and practices- not to have two full clubs out there at the same time and folks from out of town.

R. Hoover: Town Counsel needs to advise us on the legal mechanism for us to take what was a special permit and how we approve a partial built project that may or may not be consistent with the original drawings.

**Planning Office: Review Cannabis Control Commission's "Municipal Guidance" document, dated: March 2018 and Review of Joint Meeting with the Board of Selectmen held on 26 MAR 2018, RE: Proposed Zoning Amendment to Provide for "MGL Chapter 94G: Regulation of the Use and Distribution of Marijuana Not Medically Prescribed.**

*{Planning Board, and Town Planner discuss recent Board of Selectmen joint meeting, details of proposed zoning amendment and upcoming Public Hearing with agreement to request Town Counsel be in attendance.}*

H. LaCortiglia: I would like to request that Town Counsel Jon Eichman be present at our Public Hearing on April 11, 2018.

B. Watts: Motion to adjourn.

H. LaCortiglia: Second.

Motion carries 5-0.

The meeting was adjourned at 9:40pm.