



Town of Georgetown

MINUTES

1
2 Committee: Planning Board
3 Date: April 25, 2018
4 Time: 7:00 pm.
5 Location: Georgetown Town Hall, 3rd floor conference room.
6

7 Members present: Rob Hoover, Harry LaCortiglia, 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 and by choosing the Community TV option.
11 The Meeting was called to order at 7:02 by R. Hoover.
12

Minutes:

13
14 H. LaCortiglia: Motion to approve the draft minutes for April 11, 2018.
15 M. Martin: Second.
16 Motion carries 4-0; 1 absent.
17

Vouchers:

18
19 B. Watts: Motion to approve the voucher for North of Boston Media Group, Legal Ads for
20 Planning Board Zoning Amendments in the amount of \$606.01.
21 M. Martin: Second.
22 Motion carries 4-0; 1 absent.
23

Planning Office:

- 24
25 1. Review Status of the E. Main St. Recreation Park, continued from the 28 MAR 2018 Planning
26 Board Meeting.
27

28 J. Cashell: Hardcopies of Larry Graham's April 24, 2018 letter are in front of everyone tonight.
29

30 L. Graham, Technical Engineer: I went out to the fields on April 20. I reviewed the 11 Field Reports
31 from 2015, the November 20, 2017 as-Built and revised April 10, 2018.
32

33 {*L. Graham discusses gravel road width not being able to safely drive and pass two vehicles; 89 parking spaces not usable at*
34 *all for parking; 10 space gravel parking area; handicap spaces; depth of the dog park; wooden guardrail.*}
35

36 L. Graham: In conclusion, I cannot recommend the Planning Board opening the use of the park to the
37 general public. As far as opening it for partial use, to specific low volume traffic and parking activity, I
38 think it would become a policing and control problem. I don't know how, if you opened to a specific
39 activity, how you could control/police that.
40

41 {*Planning Board, Town Planner and Technical Review Agent discuss next steps, how to get the next phase of the park*
42 *opened. Recommended using Larry Graham as a consultant to Parks and Rec moving forward.*}
43

44 R. Hoover: How do we verify that has been built, that we cannot see? We have no reports, no testing.

45
46 L. Graham: There was some question about the adequacy of the edge of the shoulders. We can either do
47 lab and onsite testing, or put a truck on it. Or both. If they get the CPC money to do the parking area,
48 maybe 10% of that amount would be enough to finish the roads.
49

50 R. Hoover: John, Can you forward Larry's report and also the recommendation of this Board – the
51 suggestion that they engage Larry Graham to act as their representative in the process moving forward to
52 help them coordinate.
53

54 2. Review 34 E. Main Street. 8 Unit Local Initiative Program (LIP) 40B Housing Development.
55

56 J. Cashell: The plans have been revised since we last met on this project at the February 19 meeting. The
57 revised plans are dated 3-20-2018. Larry has his most recent review, and he will go over his findings
58 tonight with the Board. I did provide a favorable recommendation to the ZBA, if we get that far.
59

60 R. Williams, Engineer for the Applicant: As a result of our last meeting, we eliminated the loop through
61 the building. We provided one way in, and one way out for the back parking field; and one handicap
62 parking spot. We also have revised the septic system and submitted that revision to the Board of Health.
63 What we redesigned does not request any relief from their regulations.
64

65 L. Graham: My letters are dated April 3, 2018, and April 13, 2018. It is a two part. First part is more or
66 less on the planning and general layout and engineering. Second part is more tailored to the drainage
67 issue.
68

69 *{Planning Board, Town Planner, Town Engineer, and Applicant's Attorney and Engineer discuss the review of plans, on*
70 *street parallel parking, trash and recycles receptacles location, historic building aesthetics, stop sign at the exit, arborist's*
71 *report, removal of eight trees in serious decline, issue of abutters vs. applicant payment for all of the recommended tree*
72 *removal.}*
73

74 Jill Kennedy, abutter: Why not take the trees out, as a goodwill gesture to balance all of the construction
75 disruption to abutters, while you already have all of the equipment there and are taking out the four trees
76 on your property?
77

78 R. Hoover: I will be turning to Town Counsel to get their legal opinion regarding these trees. In the
79 meantime, can you (applicant) have a dialog with the abutter's Homeowners Association and see if you
80 can come up with an agreement?
81

82 *{Planning Board, Town Planner, Town Engineer, and Applicant's Attorney and Engineer discuss catch basin; level*
83 *spreader in back of property very close to the 12" Norway Maple; configuration of the walk-access to the front building from*
84 *the rear parking lot; stairs down to the cellar on the rear building potential pavers or stepping stones; basement access and*
85 *stairways; retaining wall color and texture; height and material of fence; gate hardware and footings; proposed street trees and*
86 *replacement trees on the property; landscape plan tied to the condo documents; maintenance plan; drainage calculations need*

87 *further analysis due to updated plan, required as-built; stormwater overflow; 2 affordable units; process moving forward with*
88 *ZBA.*

89
90 *Applicant agrees to an extension of time with the ZBA.}*
91

92 H. LaCortiglia: Move to recommend to the Zoning Board of Appeals 34 East Main
93 Street/Dunbar Tavern 40B project as has been reviewed in the past proceedings, in
94 conformance with John's draft motion (see below) and contingent upon Larry Graham's
95 continuing his review of stormwater and other associated elements, meeting his requirements.

96 M. Martin: Second.

97 Motion carries 4-0; 1 absent.
98
99

100 DRAFT MOTION: I move to forward a favorable recommendation to the ZBA, RE: proposed 8-
101 condominium unit LIP 40B Affordable Housing Project, located at 34 E. Main St. Georgetown, MA,
102 and as shown on the Site Plans entitled: Layout Plan, #34 East Main Street, Georgetown, Mass, prepared
103 by Williams & Sparages, 189 North Main Street, Middleton, MA, dated 25 SEPT 2017, and last revised
104 20 MAR 2018, consisting of Sheets 1 – 8, together with Floor and Elevation Drawing Sheets A3 & A4,
105 dated 19 MAR 2018 ; further, the Applicant shall revise said plans, so that all remaining outstanding
106 concerns/items are addressed, as cited in the two Town Consultant Engineer's "Peer Review" reports,
107 dated 3 APR 2018 and 13 APR 2018 respectively, attached herewith, together with said plans.
108

109 In taking this action, the Planning Board recognizes:
110

111 1. That additional stormwater revisions must be made to the present plans, relative satisfying local and
112 state stormwater management requirements, and that the Town's Consultant Eng., Lawrence Graham,
113 P.E. is under contract with the Zoning Board of Appeals to continue his review of the subject plans
114 through to fruition, so that said required stormwater mgt. provisions are provided in the final plans for
115 this project.
116

117 2. The need for the creation of additional affordable housing units in Georgetown, and in particular
118 Georgetown's Downtown and immediate vicinity, and that this project, as proposed, will help to
119 increase said units of housing.
120

121 3. The long-expressed and documented community-wide support for the creation of affordable housing;
122 with this support specifically including: the Board of Selectmen, the Georgetown Affordable Housing
123 Trust, the Planning Board and many other community-based boards, commissions and organizations.
124

125 4. That a priority goal for our community is to preserve and protect historically significant dwellings and
126 multi-use structures, especially within the downtown area of Georgetown, e.g., the Dunbar Tavern,
127 which, as proposed with the subject 40B project, will not only preserve this important historical
128 property, but also transform it into a long-term financially sustainable use. Thus, helping to enhance the
129 esthetic quality of our Downtown area, while at the same time, again, increasing the number of
130 affordable and quality housing units within this important sector of our town.
131

132
133 3. Review Zoning Warrant Articles, relative to verifying that each accurately represents the purpose
134 and intent of the Planning Board, as approved for adoption at the May 7, 2018 Annual Town
135 Meeting:

- 136 a) Amend Article XVIII of the Zoning Ordinance to Provide Regulation of the Use and
137 Distribution of Marijuana Not Medically Prescribed Zoning Bylaw.
138 b) Amend the present definition of “Continuous Building Area”, found in Article I- General
139 Provisions-Sec. 165-7 Definitions and word usage.
140 c) Amend Sec.165.b-Use Regulations Schedule, Attachment 2:1-Residential Use, of the Zoning
141 Ordinance -by allowing “Mixed-use” in the Commercial B zoning district, via a Special Permit
142 granted by the Town’s Planning Board, with “Mixed-use” providing for residential use above
143 the first floor of commercial/retail space.
144 d) Proposed Street Acceptance for the 3 Streets included in the Turning Leaf Subdivision,
145 namely: Lisa Lane, Vineyard Lane & Grapevine Circle.
146 e) Amend Article VII - Open Space Residential Development (OSRD): of the Town’s Zoning
147 Bylaws.

148
149 {Planning Board and Town Planner final discussion prior to Town Meeting regarding clarifications, presentation of
150 materials and wrap up of the proposed zoning amendments and Street Acceptance articles presented by the Planning Board
151 on the Town Warrant.}

152
153 4. Discuss and vote Administrative Assistant working full time for Planning Office.

154 H. LaCortiglia: Motion to forward a favorable recommendation to the Board of Selectmen
155 relative to hiring full time 32 hours per week administrative assistant to the Planning Board.
156 This position shall be funded through the end of FY18 via the FY18 Planning Office expense
157 account, thereafter, the subject position shall be fully funded by the Planning Office’s salary
158 account, effective immediately.

159 M. Martin: Second.

160 Motion carries 4-0; 1 absent.

161
162 H. LaCortiglia: Motion to adjourn.

163 M. Martin: Second.

164 Motion carries 4-0; 1 absent.

165
166
167 The meeting was adjourned at 9:35pm.