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2 Committee: Planning Board
3 Date: July 27, 2016
4 Time: 7:00 pm.
5 Location: Georgetown Town Hall, 3rd floor conference room.

6
7 Members present: Rob Hoover, Harry LaCortiglia, Matt Martin, Bob Watts.
8 Members absent: Tillie Evangelista.
9 Staff present: Town Planner Heidi Murphy, Administrative Assistant Andrea Thibault.
10 Minutes taken by A. Thibault.
11 The Meeting was called to order at 7:02pm by Chairman Rob Hoover.

12
13 **Approval of Minutes:**
14 Minutes from the March 9, 2016 meeting were reviewed and approved with corrections.
15 B. Watts: Motion to approve minutes of March 9, 2016 subject to comments and corrections.
16 M. Martin: Second.
17 Motion carries 4-0; 1 absent.

18
19 **Correspondence:**
20 1. Town of Boxford MA Zoning Board of Appeals – Application for a Special Permit for
21 construction of a garage at 183 Washington Street.

22
23 **Vouchers:**
24 1. H.L. Graham – Planning Board General - 44 Searle Street – Lisa Lane - \$500.00.
25 2. H.L. Graham – Palmer Lane - \$2070.00.

26
27
28 H. LaCortiglia: Motion to approve H. L. Graham voucher for \$500.00 for work at 44 Searle
29 Street/Lisa Lane.
30 B. Watts: Second.
31 Motion carries 4-0; 1 absent.
32
33 M. Martin: Motion to approve voucher to H. L. Graham for \$2070.00 for work at Palmer Lane.
34 B. Watts: Second.
35 Motion carries 3-0; 1 absent, 1 abstained- H. LaCortiglia.

36
37 **Old Business:**
38 1. Nunans – 269 Central Street - Temporary Occupancy and Phasing Approval Request
39 2. Turning Leaf Subdivision – Bond Reduction Request

40
41 **1. Nunan’s – 269 Central Street. Temporary Occupancy and Phasing Approval Request.**
42
43 David Surface: On behalf of the Flynn family, I am here to offer my support of this project.
44
45 Scott Cameron, Moran Cameron Group, Project Engineer.
46 Larry Graham, Town of Georgetown Technical Review Agent.

47
48 R. Hoover: Can you briefly go over what needs to be resolved tonight?
49
50 L. Graham: I will go through my list of conditions.
51
52 *{Discusses with the Planning Board liability issues, insurance coverage, request that Town is held harmless for any temporary*
53 *use, provision for temporary fencing/ construction type fence, time limit on Phase I, Phase II no later than July 15, 2017,*
54 *number of parking spaces, review of progress by Planning Board designated representative, handicap parking, fire land and*
55 *fire department input, lighting, hours of operation}.*
56
57 Planning Board agrees that Phase I approval and use shall terminate on July 15, 2017; however that date
58 may be extended with the approval of the Planning Board provided that Phase II has commenced and
59 remainder of the conditions herein are met.
60
61 H. LaCortiglia: Motion that this is an insignificant modification to Site Plan approval.
62 M. Martin: Second.
63 Motion carries 4-0; 1 absent.
64
65 R. Hoover: Issue of the fire lane, we can say that is contingent upon working that out with the Fire Chief.
66
67 T. Evangelista emailed letter of support that the Planning Board grant approval to Nunan's Florist was
68 read into the record.
69
70 H. LaCortiglia: Motion to approve Phase I as amended at this meeting and contingent upon Fire
71 Chief's approval of access in writing and wording of #3 in Larry Graham's letter.
72 M. Martin: Second.
73 Motion carries 4-0; 1 absent.
74
75 5 minute recess
76
77 **2. Turning Leaf Subdivision Bond Reduction Request.**
78
79 Jill Mann, Attorney for Turning Leaf.
80
81 *{Discusses with the Planning Board the requested bond reduction, Dave Varga's calculations and recommendations,*
82 *clarification on building permits, potential modification to tripartite agreement, construction timeframe constraints, lot*
83 *release.}*
84
85 H. LaCortiglia: Motion to release a dispersement from the Tripartite Agreement for the Turning
86 Leaf subdivision in the amount of \$231,635.52; with the understanding that the Planning Board
87 will sign the dispersement certificate this evening.
88 M. Martin: Second.
89 Motion carries 4-0, 1 absent.
90
91 H. LaCortiglia: Motion to release Lot #22 in the Turning Leaf subdivision, release from covenant
92 and to authorize the Planning Board to sign Form K.
93 B. Watts: Second.
94 Motion carries 4-0; 1 absent.

95
96 **Member or Public Report:**
97 H. LaCortiglia: January sometime, all the legal proceedings were completed to hold a public hearing. The
98 Planning Board voted to adopt groundwater protection to the map. It never made it to the Town
99 Meeting. Last year, you (Chairman) asked each of the Planning Board members to give you their top
100 three priorities. I would hope that we would do that again. The groundwater protection work needs to be
101 done again.

102
103 H. LaCortiglia: Motion to authorize the Town Planner to advertise a public hearing for
104 groundwater protection.

105 M. Martin: Second.
106 Motion carries 4-0; 1 absent.

107
108 *{Discussion of the Planning Board regarding Stormwater and Erosion Control Article 18 that was passed at Town*
109 *Meeting, Cornell numbers, each Planning Board member to submit top three priorities.}*

110
111 R. Hoover: The Town Planner is authorized to create a list of these items you are talking about, in order
112 for there to be discussion on the next Agenda. So, the next packet we get will have these items. Please
113 come prepared to discuss them. Each Board member will submit to the Town Planner their top three
114 priorities.

115
116 R. Hoover: I want to put on the table that there will be a 45 day intermediate review for the Town
117 Planner with Mike Farrell and myself next Tuesday. Please individually email me your feedback prior to
118 the review and I will take that information to the meeting.

119
120 R. Hoover: If there is a way to give me a break from the Chair, for two weeks or a month I am just
121 putting it out there. I am not saying that I want to give up the Chair, but I could use a break. Is there
122 anyone that would volunteer to be a temporary Chair?

123
124 H. LaCortiglia: For the month of August, I would volunteer.

125
126 M. Martin: Motion to appoint Harry LaCortiglia as a temporary Chairman from August 1 to
127 August 31, 2016, with Rob to resume his duties on September 1, 2016.

128 B. Watts: Second.
129 Motion carries 4-0; 1 absent.

130
131
132 **List of Documents and Other Exhibits used at Meeting:**

133 *Documents and Other Exhibits used at meeting will be available for review at the Georgetown*
134 *Planning Office.*

135 Motion to adjourn was made by M. Martin.

136 H. LaCortiglia: Second.
137 Motion carries 4-0; 1 absent.

138
139 The meeting was adjourned at 9:10pm.

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