



Town of Georgetown

MINUTES

1
2 Committee: Planning Board
3 Date: April 27, 2016
4 Time: 7:00 pm.
5 Location: Georgetown Town Hall, 3rd floor conference room
6

7 Members present: Rob Hoover, Tillie Evangelista, Matt Martin, Harry LaCortiglia, Bob Watts.
8 Staff present: Administrative Assistant Andrea Thibault.
9 Minutes taken by A. Thibault.
10 The Meeting was called to order at 7:05pm by R. Hoover.
11

12 Correspondence:

- 13 1. Police Chief Letter dated April 20, 2016 Re: Palmer Lane review.
- 14 2. Kopelman and Paige Letter dated April 14, 2016 Re: Disclosure statement 44 Searle Street.
- 15 3. Town of Rowley – Zoning Board of Appeals Public Hearing on special permit to raze two existing
16 residential dwellings and build a contractors building with contractor's yard at 968 Walnut Street.
- 17 4. Town of Rowley – Zoning Board of Appeals Public Hearing on special permit to reconstruct a
18 single family structure at 9 Walnut Drive.
- 19 5. Attorney Pierce and Atwood Letter dated April 13, 2016 Re: Bailey Lane. (see executive session
20 section.)
- 21 6. Resident James Ellison Email and attachments dated March 30, 2016 Re: Snowplowing Littles Hill
22 (see Member or Public Report section.)
23

24 Public Hearing Chaplin Hills:

25 H. LaCortiglia: Motion to reopen Chaplin Hills OSRD continued from March 9, 2016.

26 B. Watts: Second.

27 Motion carries 5-0; unanimous.
28

29 R. Hoover: I need a motion to also open the Preliminary Subdivision hearing for Chaplin Hills.

30 T. Evangelista: So moved.

31 M. Martin: Second.

32 Motion carries 5-0; unanimous.
33

34 *{Planning Board discussion regarding project deadlines, possible continuance dates, legal requirements.}*
35

36 H. LaCortiglia: Motion to continue the Public Hearing for Chaplin Hills OSRD and
37 Preliminary subdivision to May 25, 2016 at 7:15pm.

38 T. Evangelista: Second.

39 Motion carries 5-0; unanimous.
40
41

42 R. Hoover: Read Town Counsel email recommendation regarding continuance into the public record.
43

44 H. LaCortiglia: Motion to continue the Public Hearing for Chaplin Hills OSRD and Preliminary
45 Subdivision to May 25, 2016 at 7:15pm.

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

48
49 **New Business:**

50 1. Little's Hill.

51
52 T. Evangelista: I recuse from this discussion.

53
54 James Ellison, President of the Little's Hill Homeowners Association. Maintenance and snowplowing
55 are the responsibilities of the home owners association. The association is requesting the Planning
56 Board remove restrictions from our deeds.

57
58 R. Hoover: Changing a public road to a private road will take a vote from the town at Town Meeting.
59 The Selectmen will need to put it on a warrant. There are obviously constraints with the town's budget.
60 Adding more cost to the town is an issue. Part of the challenge of your request would be how would
61 you make sure that the existing road conditions meet today's standards?

62
63 A technical review agent would need to take some cores out of the road, and there is the issue of
64 drainage and how that's working. There would need to be a cost outlay in order to verify that the road
65 is equal to the standard of today.

66
67 H. LaCortiglia: Reads into the record, from the permits "All roadways, drainage structures, facilities are
68 to remain privately owed. The applicant shall be responsible for maintenance, repairing and snow and
69 ice control of the roadways and the drainage system." This is reflected in PUD, in subdivision and also
70 reflected in the covenant.

71
72 *{Planning Board discussion with members of Little's Hill Homeowners Association}*.

73
74 R. Hoover: Perhaps your group can come with up some arrangement with the Highway Department
75 and the Selectmen and all the relative legal issues for your snow plowing request?

76
77 T. Evangelista: I sympathize with these homeowners. I think their roadway should be plowed.

78
79 B. Watts: I believe you need to make a bullet proof case that it is in the town's best interest to incur
80 these additional costs.

81
82 *{Planning Board discussion of warrant articles for Town Meeting}*.

83
84 H. LaCortiglia: Motion to enter into Executive Session for the purpose of discussing litigation
85 with the proviso that we will not be returning to public session.

86 B. Watts: Second.
87 Motion carries 5-0; unanimous. Each Planning Board member votes yes.

88

89 Planning Board enters Executive Session.

90

91 **List of Documents and Other Exhibits used at Meeting:**

92 *Documents and Other Exhibits used at meeting will be available for review at the Georgetown*

93 *Planning Office.*