



Town of Georgetown

MINUTES

1

2 Committee: Planning Board

3 Date: April 22, 2015

4 Time: 7:00pm.

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

6

7 Members and Staff present: Rob Hoover, Tillie Evangelista, Bob Watts, Howard Snyder, Andrea Thibault.

8 Minutes taken by Andrea Thibault.

9 Members not present: Harry LaCortiglia, Tim Howard .

10 The Meeting was called to order at 7:06pm by R. Hoover.

11 **Approval of Minutes:**

12 Minutes from the April 8, 2015 meeting were reviewed. There was no discussion.

13 T. Evangelista: Motion to approve minutes.

14 B. Watts: Second.

15 Motion carries 3-0. 2 absent.

16 **Correspondence:**

17 1. Town of Newbury: Planning Board – Zoning regarding Solar Photovoltaic Installations.

18 T. Evangelista: I thought it was interesting.

19 **Vouchers:**

20 1. North of Boston: Article 33 – Public Hearing.

21 H. Snyder: This is an advertising invoice from the Eagle Tribune for two dates announcing the Public
22 Hearing that the Planning Board held April 14th, specific to Article 33.

23 B. Watts: Motion to approve payment of \$452.20.

24 T. Evangelista: Second.

25 Motion carries 3-0. 2 absent.

26

27 **New Business:**

28 1. Distribution of Application Documents – Bailey Lane OSRD.

29 H. Snyder: In the packet I distributed to you is the Bailey Lane OSRD application. I wanted to make sure
30 you had in plenty of time to review. That is coming up in May. From now on when I distribute plans I will
31 place them in New Business.

32 **Member or Public Report:**

33 1. Any other concern of a Planning Board Member and/or member of the Public.

34 No issues were raised from any member of the public.

35 B. Watts: I am wondering if we do want to discuss Parcel F. Harry gave me a call. I hope it's understood
36 that I am not speaking for Harry in any way. I am trying to honor his request in his absence. He voiced a
37 concern about the use of parcel F being passive recreation only. It would essentially close the door to
38 developing ball fields or what not up in the Greenway area.

39 H. Snyder: Parcel F is not large enough itself for developing but is the access parcel, the connection.

40 B.Watts: No, but it could give access to a parking lot so that people would not be parking on Lisa Lane.

41 H. Snyder: It is part of a larger Greenway. The idea is that people could park in the new recreational area
42 behind the New Life Church. This is part of the land linkage for Parks and Rec. This puts one parcel of the
43 many that connect under the care of Conservation Comm. Passive recreation would be limited to a hiking
44 path due to the natural terrain. But in terms of changing the site, it would have to go before the
45 Conservation Commission. Turning Leaf had the idea ---- part of the permitting approval process we
46 requested that the applicant put in dead end water main stubs in hopes that it would connect through
47 Parcel F to the subdivision to alleviate water main problems.

48 R. Hoover: Why couldn't they still put water lines through there if it is under Conservation Commission?
49 Wouldn't water have to file anyway with Conservation Commission? So there is the water line issue, and
50 the connection issue? Is that about a road?

51 H. Snyder: No, a walk path, a mulched path, a jogging path. I think that is all Parks and Rec is expecting.

52 T. Evangelista: My understanding is that the water is extreme. That is my concern. We spend thousands
53 of dollars for recreational fields. This is sensitive land and would need extensive money to put into it. I
54 think that is not the way to go.

55 R. Hoover: As far as putting a driveway in there, Parks and Rec would still have to go through
56 Conservation Commission for permission to put a driveway in?

57 H. Snyder: Parcel F has some wetlands that are under the jurisdiction of Conservation Commission
58 anyhow. But there is some upland area outside of 100 foot setback.

59 R. Hoover: I am trying to play it out. They wanted to put a driveway in, and they would go to
60 Conservation Commission, and they would try to put it in- in the least impactful way as possible. If we
61 were involved with them then, me personally not speaking for the Board, I would want to put the

62 driveway as much out of the wetlands as possible. I want to respect the Conservation Commission's
63 position, and also see if what we doing will allow for Parks and Rec to still do what they want to do. I am
64 not aware of any reason that Park and Rec cannot do what they want to do, but they will have to go
65 through Parks and Rec.

66 T. Evangelista: Park and Rec has not made any request at all to the Planning Board. Are they waiting for
67 town meeting to bring it up?

68 Tim Howard arrived 7:14pm.

69 R. Hoover: This morning I received an email from Harry about Jim coming tonight. My response was that
70 there is too much to scramble with, and go into that depth. I had sent an email out first to everyone to
71 not have Jim come. So that was why, because it was last minute. So Jim did call me back. He got my
72 message, and he won't be here tonight.

73 H. Snyder: He is invited to the next meeting of the planning board.

74 R. Hoover: The extent of our engagement in this really is to a recommendation to the Selectman about
75 the Warrant article.

76 R. Hoover: Our role is already done. Trying to get the PB to come up with a position to bring to town
77 meeting floor ,and put on an amendment to modify the Warrant article to see if the town will accept---
78 for myself, I am not comfortable doing that this quickly at the last minute. More importantly, I don't see
79 why we have to. Parks and Rec would have to work with Conservation Commission issues anyway, even if
80 they came to us and it was our purview. I am trusting that the Conservation Commission will work with
81 them.

82 B. Watts: I prefer not to get in between these two other boards. My thought had always been passive
83 recreation. I know that near Martel there is a great blue heron rookery. I would be really hesitant to
84 putting in a ball field within shouting distance as something as sensitive and awesome as nesting great
85 blue herons up in the top of these trees.

86 T. Evangelista: We have some issues with our own zoning. That is our purview.

87 R. Hoover: Correct.

88 R. Hoover: We are going to Pond view estates to open the public hearing at 7:15.

89 **Public Hearing:**

90 1. Pondview Estates: Rescission of Approval – First Public Hearing.

91 T. Evangelista: Motion to open public hearing for Pond view Estates, the recession of approval of a
92 definitive subdivision.

93 B. Watts: Second.

94 **(No vote).**

95 H. Snyder: I brought this matter to the attention of the board a few weeks ago where I gave you a draft
96 copy of the recession of approval and a brief description of it. Because the approval of the definitive
97 subdivision was made during a public hearing, it is required by mass General Law for you to hold a public
98 hearing to close it. I have amended the notice of decision to properly include dates and day of the public
99 hearing. That is the purpose of tonight's meeting.

100 It is now up to the property owners to take care of the easement.

101 R.Hoover: So if no one has any questions, what we need is a vote, and to sign the order.

102 B. Watts: Did you author this Howard?

103 H. Snyder: Town Counsel authored this with my revisions afterward.

104 B. Watts: Notes typo on page 2. Was this the issue where they guy ended up with not enough frontage,
105 because there was a lot next to his that had been carved out of this? He came here.

106 H. Snyder: Yes. He purchased the lot. It was released. It should not have been without this activity
107 occurring. It was reverting back to a pre-existing condition. There were still easements on his property for
108 the purpose of drainage for a road that will never be built.

109 T. Howard: Motion to accept rescission of approval of a definitive subdivision, Pondview Estates.

110 B. Watts: Second.

111 Motion carries 4-0. 1 absent.

112

113 T. Howard: Motion to close public hearing for Pondview Estates.

114 T. Evangelista: Second.

115 Motion carries 4-0. 1 absent.

116

117 70 West Main Street: Site Plan Approval – Continuation from March 25th, 2015.

118

119 B. Watts: Motion to open public hearing for 70 W. Main Street, site plan approval, continuation from
120 March.

121 T. Howard: Second.

122 Motion carries 4-0. 1 absent.

123

124 H. Snyder: The Town Planner reached out to the attorney representing the applicant regarding status of
125 their application because their Form A was set to expire end of June. They sent a letter April 16th, is has
126 been copied in the packet, requesting the application be withdrawn without prejudice. So, that just needs
127 to be accepted by the Board.

128 B. Watts: Motion to accept withdrawal without prejudice of 70 W. Main Street application.

129 T. Howard: Second.

130 Motion carries 4-0. 1 absent.

131

132 R. Hoover: I do just want to mention, I appreciate Attorney Gary Evans, in what he says, "Dear Howard,
133 thank you and the personnel at the Town Hall for being knowledgeable and helpful and professional
134 during the process."

135 R. Hoover: Let's go back to our own Warrant Articles for Town Meeting. We have the Solar bylaw.

136 H. Snyder: Copied in the packet under Exhibit 1, in the back, under Planning Office, I have included the
137 edited versions of the amendments that were proposed by the Planning Board for the Warrant, as edited
138 by Town Counsel.

139 I will note that he did not have any recommended changes to Article 28. Under Article 29, there are just a
140 few minor edits, not changing any content or context, just for clarification. These edits are already made,
141 and are on the Warrant. I am just letting you know that the solar bylaw is better this time than the first
142 time around. He didn't have any changes to Article 30. The one note about the Affordable Accessory
143 Housing is that the Warrant is showing it as being proposed by the Planning Board, where it is actually
144 being proposed by the Affordable Housing Task Force. This will be addressed by the Task Force.

145 R. Hoover: The solar bylaw was before my time. I am sure Harry could answer these questions. Howard,
146 would you put together a written paragraph for each of the amendments? Would someone like to speak
147 to these?

148 H. Snyder: I can speak too, if need be. I attend the meeting.

149 R. Hoover: I think that would be great. That takes care of that item.

150 The three items that I had, one is formal request for Parks and Rec to come to us to present the big
151 picture, a question on Elm Street – an update from Peter Durkee, and last thing I wanted to talk about
152 public hearing on density. What I took away from that was a process that worked. The Selectmen are
153 putting on Town Warrant. It was brought to a question period. Everyone seemed to be in agreement that
154 it is too early in the process, just too many questions associated with it.

155 I would like to send them a written recommendation that they do not support this.

156 H. Snyder: The Board of Selectmen has been notified of the errors and also what the opportunities could
157 be if it weren't completely removed but modified.

158 R. Hoover: I am struggling to achieve all Boards working together, so that the town people sitting in the
159 audience, they are saying that we have done our due diligence, and it's not quite ready. I think that is
160 really important information for the town to have. I would like Howard to articulate our position on behalf
161 of the Planning Board. I think it's a fair and reasonable request, I think it's a good request.

162 T. Evangelista: There should have been communication from Selectmen to the PB or to Howard. They are
163 trying to communicate better.

164 **Planning Office:**

- 165 1. Town Counsel: Comments on Planning Board Warrant Articles ATM 2015.
166 2. M-Account # 26426: B&W Press - Release of Funds.
167 3. M-Account # 26458: East West Realty Corporation - Release of Funds.
168 4. M-Account # 26504: Hydraulics Plus - Release of Funds.

169 R. Hoover: ANR at 8pm. M-accounts to release.

170 H. Snyder: B&W Press. Funds are able to be released as the site plan approval and decision have expired.

171 T. Howard: Motion to release B&W Press M-Account #26426 in the amount of \$2,128.28.

172 T. Evangelista: Second.

173 Motion carries 4-0. 1 absent.

174

175 H. Snyder: East West Realty Corporation. Funds are able to be released as the site plan approval and
176 decision have expired.

177 B. Watts: Motion to release East West Realty Trust M-Account #26458 in the amount of \$3,527.05.

178 T. Howard: Second.

179 Motion carries 4-0. 1 absent.

180

181 H. Snyder: Hydraulics Plus. Funds are able to be released as conditions of the site plan approval and
182 decision of approval have been met.

183 B. Watts: Motion to release Hydraulics Plus M-Account #26504 in the amount of \$190.82.

184 T. Howard: Second.

185 Motion carries 4-0. 1 absent.

186

187 H. Snyder: There are about 18 M-accounts remaining. About 8 of those are active. There is one that is so
188 old there are not any records.

189 B. Watts: Howard, I want to say that you have done an outstanding job. This has been since I started on
190 the Board. I commend you on your effort.

191 **ANR:**

- 192 1. 161 + 175R West Main Street: Lot Line Adjustment.

193 H. Snyder: And, Jay is here. You can come up; they all have copies of your plan. This is an ANR Form A for
194 property at 161 + 175R West Main Street. It considers property that was subject to a previous site plan. It
195 will not remove property that was subject. It takes land from 161 and adds to an existing lot, and creates
196 adequate square footage.

197 Jay Ogden: That is pretty much it. The lot labeled 175 R was created in that fashion to relocated the turns
198 on Trestle Way.

199 T. Evangelista: The drain was in the back. Will that affect it if you plan on building?

200 J. Ogden: Manhole in the middle of the parking lot. It will end up being flatter when it's finished. Less
201 velocity of water going into the parking lot.

202 H. Snyder: No issues, adequate frontage, access adequate, does not impact any special permits.

203 T. Evangelista: Motion to approve ANR application for Plan of Land of property at 161 and 175R West
204 Main Street.

205 T. Howard: Second.

206 Motion carries 4-0. 1 absent.

207

208 H. Snyder: You can sign the Mylar, but also there is a Form B that the Planning Board endorsed.

209 T. Howard: – Motion to endorse by adding signature to mylar of ANR application for Plan of Land of
210 property at 161 and 175R West Main Street.

211 T. Evangelista: Second.

212 Motion carries 4-0. 1 absent.

213

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

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

217

218 Motion to adjourn was made by XXXX.

219 B. Watts: Second.

220 Motion carries 4-0. 1 absent.

221

222 The meeting was adjourned at 7:55pm.

223 Next Meeting:

224 Date: May 13, 2015, May 27, 2015, June 10, 2015, June 24, 2015, July 8, 2015.

225 Time: 7pm.

226 Place: Georgetown Town Hall, 3rd floor conference room.