



1 Committee: Planning Board  
2 Date: May 27, 2015  
3 Time: 7:00pm.  
4 Location: Georgetown Town Hall, 3rd floor conference room  
5

6 Members and Staff present: Rob Hoover, Tillie Evangelista, Harry LaCortiglia, Bob Watts, Matt Martin,  
7 Howard Snyder, Andrea Thibault.

8 Minutes taken by A. Thibault.  
9 The Meeting was called to order at 7:06pm by R. Hoover.  
10

11 **New Business:**

12 H. Snyder: Since this is the first meeting of the Planning Board after town elections and town meeting, we  
13 will proceed with a reorganization of the Board. I will coordinate and lead the taking of nominations  
14

15 B. Watts: I nominate Rob Hoover for Chair of Planning Board.  
16 Vote 5-0 in the affirmative.  
17 R. Hoover: I nominate Tillie Evangelista for Vice Chair of the Planning Board.  
18 Vote 5-0 in the affirmative.  
19 H. LaCortiglia: I nominate Robert Watts for clerk position for the Planning Board.  
20 Vote 5-0 in the affirmative.  
21

22 **Approval of Minutes:**

23 Discussion on the Minutes of April 14, and April 22, 2015.  
24 B. Watts: Motion to approve minutes of April 14, and April 22<sup>nd</sup> with amendments.  
25 T. Evangelista: Second.  
26 Motion carries 3 - 0 - 2 abstain (H. LaCortiglia and Matt Martin).  
27

28 **Correspondence:**

29 H. Snyder: Bailey Lane correspondence from resident, police, light, water department. These will be  
30 discussed when we open the Public Hearing for Bailey Lane.  
31

32 **Vouchers:**

33 H. Snyder: Two vouchers with a total amount of \$246.36 for general office supplies from Staples.  
34 T. Evangelista: Motion to approve payment of \$246.36.  
35 H. LaCortiglia: Second with discussion.  
36 Motion carries 5-0. Approved unanimously.  
37

38 **Public Hearing - 269 Central Street.**

39 H. Snyder: We received a request for continuation until the first meeting in June  
40 H. LaCortiglia: Motion to open the continuation of the Public Hearing for Site Plan Approval of Nunan's  
41 at 269 Central Street.  
42 B. Watts: Second.  
43 Motion carries 5-0 unanimously.  
44  
45 H. LaCortiglia: Motion to continue until June 10, 2015.  
46 T. Evangelista: Second.

47 Motion carries 5-0 unanimously.

48

49 **Public Hearing – Bailey Lane OSRD.**

50 H. LaCortiglia: Motion to open public hearing for Bailey Lane OSRD.

51 M. Martin: Second.

52 Motion carries 5-0 unanimously.

53

54 R. Hoover: Welcome. (To developer) What we are going to do – is that you have a brief window to  
55 update everyone here and then we will take comments from the Planning Board.

56

57 Tom Manna: I am Tom Manna from Thomas Manna, Inc. and with me is Jeff Router from Simes  
58 Associates. For general information, the site is off Bailey Lane. It is about 12.2 acres in residential C zone,  
59 which requires conventional lots at 80,000 sq. feet with 200 feet of frontage. The site slopes down on  
60 average 1-14 percent. It is mainly forested with red oak and white pine. There is an existing path through  
61 the site.

62

63 What we are proposing under either plan is to upgrade Bailey Lane from the intersection of Taylor to  
64 Mohawk to a width of 18 feet. And from Mohawk to the frontage on Lot 5, the last lot, to 14 feet. Bailey  
65 Lane is a private road, under public use. What complies with subdivision regulations is 200 feet of  
66 frontage and 2 acre lots. Because this parcel is over 10 acres, we also have to look at this as OSRD. These  
67 are the requirements of the Planning Board. So, we have two plans.

68

69 I will describe the conventional plan first. We propose a road of 488 feet and 5 lots. Lots will range from  
70 88,000 sq. feet to 155,000 sq. feet.

71

72 For both plans, there are the same road improvements. Both the plans are in the conceptual phase.  
73 In our OSRD plan, about 7 acres are proposed to be Open Space deeded to the Town of Georgetown. The  
74 OSRD has five lots also. There is a parking area for approximately 5 spaces next to the trail. The trail  
75 would tie into the existing path on the property. The OSRD plan has smaller lots, but a large open space.

76

77 R. Hoover: Thank you. Now I would like to take comments and questions from the public. Please  
78 introduce yourself for the record.

79

80 Edward Olbash: 33 Bailey Lane. My primary concern is safety. How would they widen the road? So, for  
81 example, the existing road is where? Another primary concern is privacy issues. When my wife and I first  
82 moved to Georgetown, our primary concern was privacy. Our beautiful backyard. I am very concerned  
83 about that. You see kids riding their bikes, people walking their dogs. The roadway is narrow.

84

85 R. Hoover: I would like to take everyone's comments and concerns. And as a reminder, this is the first  
86 public hearing. We have no information back yet from our technical review agent. As well as we haven't  
87 determined the yield plan and the number of lots. So this is early in the process. The first public hearing.  
88 It's really more for you all to put your concerns on the table and make them understood so that we can  
89 address those.

90

91 E. Olbash: One other thing I would like to add is that my house is the one proposed by the roadway. We  
92 would like to stop this. If this cannot be stopped, I would like to be accommodated in terms of a privacy  
93 barrier.

94

95 H. Snyder: To help you understand, one the of concepts behind an OSRD application is that it is a special  
96 permit. This special permit provides ability for the Planning Board and applicant to work together--  
97 outside of a stricter permit review of definitive subdivision. Under the special permit, they can work with  
98 the developer in getting roads widths narrowed.

99  
100 Under the OSRD, those two lots --it is a Court so it would only actually be about 14 feet wide. Under  
101 subdivision standards it would be 24 feet wide. Under special permit, and as a Court, you are reducing the  
102 roadway width. And, in this instance it is being considered as just a shared driveway, not as a subdivision  
103 roadway.

104  
105 R. Hoover: There will be more Public Hearings and more opportunities to ask more questions and have  
106 clarification. Is there anyone else from the public?

107  
108 Anthony Natale: 35 Bailey Lane. What I am mostly concerned about, is this Court. There is a 50 foot  
109 easement between the houses and that was always there. I stand to lose 1/3 of my driveway. You say it is  
110 going to be 14 feet or is going to be 24 feet? I have been in this house almost 40 years. Also my driveway  
111 is the original driveway. Which way are you people leaning toward? OSRD?

112  
113 T. Manna: In the conventional plan, it would be 24 feet wide with curbs and sidewalks. The Court  
114 would be 14 feet wide with a common driveway.

115  
116 A. Natale: There are a lot of trees, will they be cut down?

117  
118 Bruce Prescott: As you know there is a telephone pole right here. All of my utilities will have to be  
119 moved. Is there any other easement where you can get to any of these back lots? And, is there any sort  
120 of time frame proposal?

121  
122 T. Manna: No other easements, but it is only a 14 foot driveway. The project is just in the preliminary  
123 phase. These are both conceptual plans. We have two options here. We need a feel from the abutters  
124 and from the Planning Board on which way to go.

125 Hannah Olbash, 33 Bailey: My concern is the placement of the houses. I want more privacy, and don't  
126 want the houses so close to my backyard. That is my only concern.

127  
128 Jim Thornhill: That section of Bailey Lane, where the shared driveway is proposed, is the worst and  
129 steepest section of that existing road. The drainage pattern is that water comes straight down that hill  
130 and freezes in the winter. If I come home at night without 4 wheel drive, I get stuck there. You have to  
131 back all the way down the hill, and hit it hard to get up again. To add another driveway in there--- there  
132 must be some fixing done in there.

133  
134 T. Manna: We are proposing to change the drainage control.

135  
136 Mark Unger: I don't think there is drainage so where would they be putting this water flow? And, the  
137 density is more than I think should work, it will be too congested. Open space- I agree with concept but  
138 not here. I don't want to give people a place to park- they bring trash in now, and leave it on my stone  
139 way to dispose of. I personally do not want to see those spaces there.

140

141 R. Hoover: The drainage will be looked at quite closely. One of the challenges the Board has in weighing  
142 the OSRD, and that number of units vs. traditional subdivision is in whether to widen the pavement, and  
143 the trees you can save and can't save. It's a balancing act with many factors.  
144  
145 Terry Olbash, 33 Bailey: Isn't there a wetland there?  
146  
147 T. Mannelta: No, it is not.  
148  
149 T. Olbash: Well, there is river behind the house.  
150  
151 T. Mannelta: We submitted a report from the botanist.  
152  
153 R. Hoover: (to Tom) Will you please point to the land behind the house that you are talking about where  
154 there is not wetland, no conservation, and where they think there is?  
155  
156 T. Mannelta: A botanist confirmed that there are no wetlands on the property, but there are wetlands  
157 offsite. We are hundreds of feet from that development area.  
158  
159 T. Evangelista: You are zone 2, aren't you?  
160  
161 T. Mannelta: No, but I would have to confirm that.  
162  
163 T. Evangelista: Can you confirm that please?  
164  
165 T. Mannelta: Yes.  
166  
167 R. Hoover: Are there questions or comments from the Planning Board at this time?  
168  
169 T. Evangelista: There was a trail on the right side of that house, at the end of what you show on Bailey  
170 Lane. Will that be preserved?  
171  
172 T. Mannelta: No. But there will be other access to that trail.  
173  
174 T. Evangelista: And also, the habitat of the protected----?  
175  
176 T. Mannelta: Yes. Both of those have been reviewed and there is nothing on this site.  
177  
178 T. Evangelista: Can we have a copy of that report?  
179  
180 T. Mannelta: Yes. I can have the botanist prepare it.  
181  
182 H. LaCortiglia: I believe it is a national heritage endangered species area, or a portion of it is.  
183  
184 H. Snyder: Are you going to submit an ANR Form A application?  
185  
186 T. Mannelta: We are trying to understand whether you would prefer us to go with OSRD or go  
187 conventional. Under your regulations, these are both conceptual plans. We are trying to get input from  
188 the Board on which to engineer. We would then start the full engineering.

189 R. Hoover: The Board is not going to direct you. The Board is not going to say go in this direction or go in  
190 that direction. In the end, it is going to be your decision. I want to make that very clear.

191  
192 H. Snyder: Whether you proceed with the OSRD, or the conventional, they would have to do an ANR plan.  
193 That is when the Planning Board can evaluate.

194  
195 R. Hoover: There will be coming from the technical review agent additional guidance on their opinion.  
196 Then we can start to say whether or not we agree with the yield plan.

197  
198 H. Snyder: I would like to enter into the record, as Exhibit A, a letter from Latham Law Offices. Exhibit B is  
199 Forest Cover Type Description from C Camp Environmental Consultants. These will be in the next packets  
200 to the Board.

201  
202 H. LaCortiglia: When we finally resolve that 5-4 yield, you will have to demonstrate to the Board how you  
203 preserved the primary resources, the secondary resources, and how you built your around them, how you  
204 avoided them.

205  
206 T. Manna: My question now is what is the significance of that path? It appears the path was used from  
207 Bailey Lane to the other open spaces that the town owns. This has always been a private piece of  
208 property. The Conservation Agent asked us for parking and we are creating a new path to tie into the  
209 point where it reaches Town property, where it is extensive.

210  
211 R. Hoover: Have you talked with Conservation Commission?

212  
213 T. Manetta: Yes. I met with them, and Planning Dept. I tried to meet with DPW. I haven't had any luck in  
214 reaching him.

215  
216 B. Watts: I appreciate the neighbor's privacy concerns. I would like to see some sort of privacy buffer. I  
217 would like you to do what you need to do in order to maintain the feeling of the neighborhood.

218 H. LaCortiglia: Motion to establish \$4,000. M-account for technical review of Bailey Lane application.

219 B. Watts: Second.

220 5-0. Motion carries unanimously.

221

222 B. Watts: I would like a map of existing conditions, showing natural resources, official and unofficial  
223 wetlands, features, trails, and the like. And, I would like to request the Board do a site walk.

224 H. LaCortiglia: Motion to engage technical agent Larry Graham.

225 T. Evangelista: Second.

226 5-0. Motion carries unanimously.

227

228 H. LaCortiglia: Motion for continuation to June 24<sup>th</sup> at 7:10pm.

229 T. Evangelista: Second.

230 4-0. motion carries. 1 abstains. B. Watts will be unable to attend June 24 meeting.

231

232 **Member or Public Report:**

233 T. Evangelista: I believe we all got an email from an abutter of Turning Leaf. I want them to come to a  
234 meeting to express their questions and concerns, so that we can answer them.

235

236 R. Hoover: There is miscommunication. They need to talk to the Planning Office, and come to the public  
237 hearing where we can talk about those concerns. The best way to communicate is for everyone to be in  
238 the same room talking about it--the Planning Board, the Town Planner with the public with the people  
239 who have these concerns being here to talk with us. That is the effective way to get the best answers and  
240 the best results.

241  
242 T. Evangelista: Can we so inform this abutter?

243  
244 R. Hoover: I suggest the abutter sends an email to the Town Planner requesting a meeting with the  
245 Planning Board, and we will do it.

246  
247 **List of Documents and Other Exhibits used at Meeting:**  
248 *Documents and Other Exhibits used at meeting will be available for review at the Georgetown*  
249 *Planning Office.*

250  
251 Motion to adjourn was made by B. Watts.  
252 H. LaCortiglia: Second.  
253 Motion carries 5-0 unanimously.

254  
255 The meeting was adjourned at 8:45pm.

256  
257 Next Meeting:  
258 Date: June 10, 2015, June 24, 2015, July 8, 2015, July 22, 2015.  
259 Time: 7pm.  
260 Place: Georgetown Town Hall, 3<sup>rd</sup> floor conference room.