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2 Committee: Planning Board
3 Date: June 24, 2015
4 Time: 7:00pm.
5 Location: Georgetown Town Hall, 3rd floor conference room

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

9
10 Members absent: Bob Watts.

11
12 Minutes taken by A. Thibault.

13
14 The Meeting was called to order at 7:03pm by R. Hoover.

15
16 **Approval of Minutes:**
17 Minutes from May 27, 2015 and June 10, 2015 were discussed.

18
19 H. LaCortiglia: Motion to approve minutes of May 27, 2015 with amendments.
20 T. Evangelista: Second.
21 Motion carries 4-0. 1 absent (Bob Watts).

22
23 M. Martin: Motion to approve minutes of June 10, 2015.
24 T. Evangelista: Second.
25 Motion carries 3-0-1 (abstain: Harry LaCortiglia) 1 absent (Bob Watts).

26
27 **Correspondence:**
28 The following correspondence was received.
29
30 Town of Georgetown: ZBA – Decision on Accessory Apartment at 444 North Street.
31 Town of Georgetown: ZBA – Application for Accessory Apartment at 13 Wells Avenue.
32 Town of Georgetown: Park and Recreation – email re: East Main Street Athletic Facility
33 Town of Georgetown: Municipal Light Department – Letter re: East Main Street Athletic Facility.

34
35 **Vouchers:**
36 H. L Graham Associates: Technical Review and Report – Nunan 's Site Plan.

37
38 H. LaCortiglia: Motion to approve \$3435.00 from M-account #26505.
39 T. Evangelista: Second.
40 Motion carries 4-0. 1 absent (Bob Watts).

41
42 **Public Hearing – Bailey Lane OSRD:**
43 H. LaCortiglia: Motion to continue the public hearing from May 27th, 2015.
44 M. Martin: Second.
45 Motion carries 4-0. 1 absent (Bob Watts).

46

47 H. LaCortiglia: Motion for Site walk on Saturday July 11, 2015 at 9am.
48 All agreed by general consent. Public is invited to site walk.

49
50 T. Evangelista: Is there any ledge anywhere? Are you planning on blasting?

51
52 T. Manna: We might not have to.

53
54 T. Evangelista: Why didn't you propose a lane instead of a court, with the houses on a cul-de-sac? Then
55 you would have more cohesive open space.

56
57 T. Manna: We will take a look at that.

58
59 No comments from the Public.

60
61 H. LaCortiglia: Motion to continue the Public Hearing to July 22nd, 2015.

62 T. Evangelista: Second.

63 Motion carries 4-0. 1 absent (Bob Watts).

64

65 **New Business:**

66 1. Park and Recreation East Main Street:

67

68 H. Snyder: Parks and Rec has retained Gale Associates. They are the OPM on the project. Included in the
69 packet is an email from the Light Department GM discussing his concern about a general contractor on the
70 project running conduit. Gale Associates had a pre-construction meeting with Conservation Agent and the
71 Building Inspector. They did not make the Planning Office aware of the meeting.

72

73 T. Evangelista: I believe there is a conflict of interest with Gale Associates doing the engineering plans,
74 and then also doing the site inspections.

75

76 R. Hoover: The potential conflict is if there is a problem with the drawings. This is why the Planning Office
77 needs to be involved and part of what is going on.

78

79 H. LaCortiglia: I would like this Board copied on these reports that Park and Rec receives from Gale
80 Associates/John Perry.

81

82 T. Evangelista: I don't agree. I would like to see an independent technical review agent so we don't get
83 into problems down the road. It gives us surety.

84

85 R. Hoover: The meetings with Gale Associates and the Planning Office will address these issues.

86

87 2. Turning Leaf Affordable Housing Units:

88

89 Jill Mann : Attorney for Turning Leaf. We are here to discuss Affordable Housing Units. We contacted the
90 Affordable Trust to ask them if they would consider an existing home, worth more than the standard
91 affordable. It is a three bedroom located on Searle Street. It has a brand new septic and new roof. It will
92 also have new appliances. We will sell it to them for \$204,000. They want to manage and rent it. They
93 recommended unanimously that the Planning Board accepts this home.

94

95 Planning Board discussion regarding off site Searle Street home.

96

97 R. Hoover: In summary, the Board needs answers to the following:

98 ----As Matt discussed, does this unit have a comparable future liability, similar to a new unit?

99 ----A copy of the inspection report.

100 ----How will you address T. Evangelista's concern of an independent inspection?

101 ----Calculation on the 22-24 lot issue.

102

103 H. Snyder: I will contact the Building Inspector as a representative for the Town and ask him to give us a
104 general understanding of the condition of the property.

105

106 R Hoover: And one step further. Will the trust be spending the same in upkeep as in a brand new house?

107 I would like the building inspector make a statement in general that the future liability of this house is

108 comparable to a new house.

109

110 **Planning Office:**

111 1. M-Account Release: #26505 – 6 Norino Way.

112 H. LaCortiglia: Motion to release M-account #26505, 6 Norino Way for \$205.88.

113 M. Martin: Second.

114 Motion carries 4-0. 1 absent

115

116 2. M-Account Release: #26436 – 206 West Main Street.

117 H. LaCortiglia: Motion to release M-account #26436 to Graham Archer for \$2849.89.

118 T. Evangelista: Second.

119 Motion carries 4-0. 1 absent (Bob Watts).

120

121 3. Planning Board Meeting Schedule for remainder of 2015.

122

123 4. MVPC: Subscription to Pictometry Online.

124 H. LaCortiglia: Motion to approve MVPC subscription to Pictometry Online dated 06-09-2015.

125 T. Evangelista: Second.

126 Motion carries 4-0. 1 absent (Bob Watts).

127

128 Planning Board discussion on possible changes to Subdivision Regulations and amendments to Zoning
129 Bylaws.

130

131 R. Hoover: I would like us each to get to Howard our top 3 priorities. He will compile those and we can

132 use that list as a starting point for determining our priorities as a Board.

133

134 **Member or Public Report:**

135 M. Martin: Where would I get a copy of the Turning Leaf master document?

136

137 H. Snyder: The decision has been recorded. It is at the Registry of Deeds. I can email you a copy.

138

139 R. Hoover: Regarding the Spot Restaurant, we have an opportunity in this town to show how properly

140 planted street trees will grow, and how it will look. I thought that Peter Durkee was going to get involved

141 and explore structural soil, and taking out more pavement. For the downtown, and future business, trees

142 make a huge difference. I would like to work with Peter, and the owner on this. If we could work
143 together, ten years from now, downtown could look so much better.

144

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

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

148

149 Motion to adjourn was made by H. LaCortiglia.

150 T. Evangelista: Second.

151 Motion carries 4-0. 1 absent. (Bob Watts)

152

153 The meeting was adjourned at 9:15pm.

154

155 **Next Meetings:**

156 Date: July 8th, 2015, July 22nd, 2015, August 12th, 2015 and August 26th, 2015.

157 Time: 7pm.

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