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Committee: Planning Board
Date: July 22, 2015
Time: 7:00pm.
Location: Georgetown Town Hall, 3rd floor conference room

Members present: Rob Hoover, Tillie Evangelista, Matt Martin, Harry LaCortiglia, Robert Watts.
Staff present: Town Planner Howard Snyder, Administrative Assistant Andrea Thibault.

Minutes taken by A. Thibault.

The Meeting was called to order at 7:02pm by R. Hoover.

Approval of Minutes:

Minutes from the July 8, 2015 meeting were reviewed and approved with corrections and amendments.

H. LaCortiglia: Motion to approve minutes.
T. Evangelista: Second.
Motion carries 5-0; Unanimous.

Old Business:

1. Park and Recreation: East Main Street Athletic Facility – Construction Update.

H. Snyder: Included in the packet as requested by the Planning Board are field reports issued by Gale Associates, the OPM for Park and Recreation.

Jim Dimento, Georgetown Park and Recreation: There are several minor changes to the Site Plan at the East Main Street Athletic Facility. The church has requested that we move the location of the gate, Mayer Tree Service has recommended the removal of an unhealthy older oak tree, and the retaining wall will be improved and expanded to 36"-40" inches high.

{Planning Board discussion on these items with J. Dimento. It was requested that these changes be put in a letter from Gale Associates to the Planning Board, and further discussed at the next meeting.}

H. LaCortiglia: Motion to remove recommended tree. This tree will be replaced. The replacement details will be determined at a later date working in conjunction with Park and Recreation.
T. Evangelista: Second.
Motion carries; 4-0. (M. Martin temporarily absent)

Correspondence:

H. Snyder: Nothing of note under correspondence.

Vouchers:

B. Watts: Motion to accept and pay vouchers in the total amount of \$13,644.16.
H. LaCortiglia: Second.
Motion carries 5-0; Unanimous.

47 **Public Hearing Bailey Lane OSRD (Public Hearing continued from June 24, 2015):**

48 R. Hoover opened the Public Hearing.

49

50 Guests: Tom Mannelta from Thomas Mannelta, Inc and Jeff Rhuda from Symes Associates.

51

52 T. Mannelta: What we submitted today are 3 different concepts that we came up with from Planning
53 Board comments, comments from the abutters, and comments from the site walk that we had two weeks
54 ago. Some of the peer review comments are incorporated. But a lot of those comments from peer review
55 were vague. And he was also missing the Latham Law letter in determination on the accessibility of Bailey
56 Lane whether it was public or private.

57

58 Abutters discussed concerns about drainage and the amount of storm water that is usually in that area. It
59 already overflows and the water pools into a large pond. How will it be designed to handle the amount of
60 additional drainage?

61

62 Abutters discussed various options for a walking path for access to the proposed new open space
63 connecting with the open space land Georgetown owns presently behind the last parcel.

64

65 An abutter expressed concerns about their septic system, right next to where the road is proposed.

66

67 *{Multiple questions from the abutters and Planning Board members directed to Tom Mannelta. }*

68

69 R. Hoover: I would like to see the 9 points in the letter from the Review Agent addressed before a
70 definitive plan is in. Will you have a stamp from a surveyor on your map? I would like a more accurate
71 line of what is going to be left for existing woods that will remain. The only vegetation that I see that will
72 remain on this front area, the public area, the view and neighborhood--- the only thing remaining is this
73 one small patch. The trees in this patch are unlikely to survive.

74

75 What is going to remain for the buffer is important to me. I am trying to get an accurate representation of
76 what the neighborhood is going to be left with.

77

78 T. Mannelta: The 9 points will be addressed. There will be a surveyors stamp on the map. We will
79 provide you with a more detailed estimate of what will be cut, and what will remain.

80

81 R. Hoover: There are islands (opposite house lots 33 and 35) where there are some existing trees shown
82 on the plan in the middle. Those trees are going to be gone when the road goes in. The plan needs to
83 indicate that. Are you going to have culverts going under these driveways?

84

85 T. Mannelta: Yes.

86

87 R. Hoover: The grading will change significantly, so please look at those implications. Are you going to
88 have rain gardens? If so, there is a long term maintenance issue and they must also perc. In the design
89 standards of the OSRD, on page 49, 16556 C3 regarding buffers--- the standard refers to a minimum 25
90 foot buffer width that shall be provided at the perimeter of the property where it abuts residentially
91 zoned and occupied properties. When I look at the 25 foot perimeter on the plan, there are areas where
92 the grading limits are shown to violate that 25 foot buffer. Please read the standard closely and make sure
93 the plan responds to those buffer requirements.

94

95 H. LaCortiglia: Motion to continue the Bailey Lane Public Hearing and resume on August 12th,
96 2015.
97 T. Evangelista: Second.
98 Motion carries 5-0; Unanimous.
99

100 **Old Business:**

101 1. Turning Leaf: Affordable Housing Component.
102

103 Guest: Jill Mann, Attorney for Turning Leaf Development and Paul Nelson of Georgetown AHT.
104

105 H. Snyder: The Affordable Housing Trust met last Wednesday and voted on a motion to clarify their
106 position on 44 Searle Street. That motion was provided in the packet. Paul Nelson, a representative of
107 the Trust and Task Force is here to explain.
108

109 P. Nelson: The Affordable Housing Task Force was first asked to recommend whether 44 Searle Street
110 would be applicable or not as an Affordable Unit. That vote was 2-1 to recommend that yes, it was
111 acceptable. The Trust followed on but with a few caveats. One of the things we wanted to have was an
112 independent inspection. Also, we don't think the property will ever pass Energy Star. But we would like
113 to see an informal analysis of the Energy Star requirements against this property. Something to give us an
114 idea, as it will probably affect the heating cost of the home, more than anything else. If there is something
115 in the inspection that says repair or replace, that is committed to being done by the developer. They will
116 also pay for an independent inspection.
117

118 J. Mann: We absolutely will repair. No matter what we would be obligated to do so. Of course we would
119 do that for the Town.
120

121 T. Evangelista: Is there a way you can ask for the home inspection to be comparable to a new home? I am
122 trying to fit it into our bylaw and it explicitly states "new".
123

124 M. Martin: According to the bylaw, the house must be "indistinguishable" from new construction.
125 Indistinguishable in paint color is very different from a house that is not to the same standards as a brand
126 new house. To me, those two are very different.
127

128 T. Evangelista: This bylaw was written and geared for the LIPP. It was approved at Town Meeting. It is on
129 the books. If we don't follow it, it is open to appeal. "New" is explicit in the bylaw. This house is not new.
130 Without having it inspected comparatively to a new home. I can't support this.
131

132 P. Nelson: We can get this older unit a lot quicker than new construction.
133

134 H. LaCortiglia: It sounds to me that the disadvantage of it not being new home is outweighed by your
135 desire to get in there asap and create a rental.
136

137 P. Nelson: Yes. And if you look at where it is going, it is probably more appropriate for the development
138 too. My guess is that if we try to take one of the houses in a new development there would be a huge
139 human cry. Because there would be a rental inside sold houses. People would not like that. This gets
140 around the problem.
141

142 M. Martin: These neighbors on Searle Street aren't going to like it either. This is why the Affordable
143 Housing Task Force was asking for cash from this development instead of building 2 affordable units. Why
144 do the neighbors on Searle Street matter less than the neighbors on Turning Leaf? Other than the fact
145 that Turning Leaf has hired an attorney to be here and no one from Searle Street has hired an attorney to
146 be here. It is beyond comprehension. In any contract—you have a contract that you agreed to something.
147 A party wants to change. They need to provide consideration for the change. There has been zero
148 consideration provided for the change. The contract that exists right now says they are going to build two
149 new units. They are asking for a change for that. What is the consideration for the Town?

150

151 P. Nelson: We are getting it earlier. That's worth something.

152

153 R. Hoover: We asked the Task Force and the Trust to give us their guidance and their opinion. This is what
154 they are doing. I would like to focus on that.

155

156 *{Planning Board discussion with Paul Nelson and Jill Mann, on 44 Searle Street affordable housing unit.}*

157

158 H. LaCortiglia: Motion to determine this to be an insignificant change to the decision. And to
159 determine that one unit of the Affordable Housing component of the decision can be met with the
160 purchase of 44 Searle Street if the Affordable Housing Trust should desire to purchase it.

161 T. Evangelista: Second.

162 Motion carries; 3-2.

163

164 **New Business:**

165 1. Potential Development: Informal meeting with Healthy Pharms.

166

167 Guests: Attorney Valerio Romano, Paul Overgag and Nathaniel Averill of Healthy Pharms.

168

169 Paul Overgag - CFO of Healthy Pharms. I am a resident of Somerville. I own two restaurants in Cambridge
170 and an organic 65 acre farm in Winchendon. It is a totally integrated model -- farm to table, and the food
171 waste goes back to the farm. I know a lot about growing stuff. I am interested in taking care of patients
172 who are in need of this type of medicine. I believe this is a great improvement over the pharmaceuticals
173 currently offered. This is natural, proven to be healthy, and proven to be effective. Many patients can
174 benefit.

175

176 Nathaniel Averill – Executive Director. I spent the past 25 years designing, managing and running
177 pharmaceutical facilities for biotech products. We are going to run this like a pharmaceutical company
178 with all the same security and controls.

179

180 H. Snyder: All of this information will be provided during any public hearing process to permit. Tonight is
181 an informal meeting.

182

183 R. Hoover: Our job is to enforce what is written in the zoning ordinances and bylaws. That is what our
184 charge is.

185

186 P. Overgag: We just signed the P&S for the 401 E. Main Street, the former B&W Press building. It is very
187 good for him to flip this building so soon after leaving. He was one of the largest customers of
188 Georgetown Electric. We hope to use even more. We are not changing anything about the outside of the

189 building or the site. It will all be based on interior remodeling for the space. To the outside world, nothing
190 will change.

191
192 R. Hoover: Have you selected the civil engineer or the landscape developer?

193
194 V. Romano: We have not selected the engineer yet. We are in the process. We have received permits in
195 Fairhaven, Quincy, and Dennis. We want to make sure that we are available to the Planning Board for any
196 questions you may have.

197
198 M. Martin: Two elections ago, it was decriminalizing marijuana on the ballot. If legalizing marijuana
199 passes at some point, what will change about your site?

200
201 V. Romano: That issue will be on the 2016 ballot initiative. Municipalities will have an opt out clause.
202 Legalized recreational permit cannot be forced on communities. Your zoning bylaw does not allow us to
203 permit a recreational marijuana facility; our special permit only covers medical use.

204
205 In MA, dispensaries operate as non-profit. But, we are not a charitable organization. The IRS has declined
206 to give out 501C3, so we will be paying property tax here in Georgetown.

207
208 B. Watts: What about the banking issues?

209
210 V. Romano: Century Bank has accepted us.

211
212 R. Hoover: How many jobs are you expecting to create?

213
214 V. Romano: About 50 by year 3. B&W had 150 working in three shifts.

215
216 **Planning Office:**

217 1. Attorney General Office: Annual Town Meeting – Warrant Article reviews.

218
219 H. Snyder: Attorney General Office has issued their warrant article reviews. Solar energy is purely a
220 matter of re-editing.

221
222 2. Town of Georgetown - Conservation Commission –Notice of Intent for 1 Industrial Way.

223
224 H. Snyder: Conservation Commission has copied the Planning Office on a notice of intent for One
225 Industrial Way. They most likely will be coming back to the Planning Board. The previous site plan was
226 issued in 1996. That plan was approved without a Town Planner at that time. This also will need to be
227 addressed by the ZBA because it is in the water resource district.

228
229 3. Turning Leaf: Field Inspection services to May 31, 2015.

230
231 H. Snyder: Provided in the packet is Turning Leaf Field inspection services done by BSC Group.

232
233 R. Hoover: I will say that this is pretty thorough.

234
235 H. Snyder: The road and services are in. He will be going out there less frequently now.

236

237 R. Hoover: Is there a way that he can summarize his reports? I would like a summary or for him to come in
238 and provide a summary to the Board.

239

240 **Member or Public Report:**

241 R. Hoover: This is just a start, a draft policy for the Planning Board that I am talking about. *{Passes out*
242 *draft of policy.}*

243

244 We had a meeting last week regarding Parcel F. I will have Parcel F on the agenda for our next meeting.
245 We will be voting on the Planning Board's recommendation.

246

247 H. Snyder: Also, it will give the public the opportunity to have another hearing on Parcel F. We could
248 meet Monday August 3, 2015 at 6:30pm.

249

250 H. LaCortiglia: What is the status of the action items on the spreadsheet?

251

252 H. Snyder: They will be on the agenda for the next meeting.

253

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

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

257

258 Motion to adjourn was made by Bob Watts.

259 Matt Martin: Second.

260 Motion carries 5-0; Unanimous.

261

262 The meeting was adjourned at 9:45pm.

263

264 Next Meeting:

265 Date: August 3, 2015 6:30pm.

266 Time: 7pm.

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

268