



## Town of Georgetown

# MINUTES

1

2 Committee: Planning Board

3 Date: August 3<sup>rd</sup>, 2015

4 Time: 6:30pm.

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: Town Planner Howard Snyder, Administrative Assistant Andrea Thibault.

9

10 Minutes taken by A. Thibault.

11

12 The Meeting was called to order at 6:30pm by R. Hoover.

13

14 **Member or Public Report:**

15 1. Park and Recreation - East Main Street Project.

16

17 Jim DiMento, Park and Recreation Committee: Presents PowerPoint created by Park and Recreation that  
18 outlines the Parcel F property and the proposed Greenway project.

19

20 *{Planning Board question and discussion with J. DiMento}*

21

22 2. Turning Leaf Parcel F Discussion and Vote.

23 Public present: Lyn Grosslein, Nick Feitz, Jean Nelson, Julie Nally, Jack Grosslein, George Comiskey.

24

25 R. Hoover: Read email from Mike Farrell, Town Administrator dated July 22<sup>nd</sup>, 2015 for public record. This  
26 email was sent to all parties related to Parcel F public land donation. It requests that all Boards take an  
27 official vote on Parcel F prior to the August 10<sup>th</sup>, 2015 Board of Selectmen meeting.

28

29 H. Snyder: Included in the packet provided to the Planning Board is the following:

30 a. The recorded decision on the Turning Leaf subdivision;

31 b. A color graphic of the master plan;

32 c. 19 slides submitted by Park and Recreation and a description of the proposed Greenway project;

33 d. Sections of Mass General Law related to the Conservation Commission establishment power and  
34 duties in order to help the Board understand how Conservation Commission can accept land;

35 e. The Order of Conditions issued by the Conservation Commission. The findings, the final plan, the  
36 conditions defining the terms, and the general conditions of the Order of Conditions are included.

37 Abutters presented concerns regarding the implications of potential road construction on loss of  
38 wetlands, wildlife disruption, loss of woodland, flooding issues, traffic issues. Also significant ledge,  
39 outcroppings and slope of the terrain leading to potential further blasting, extremely costly design and  
40 implementation issues with possible bridges, and wetland bylaws concerns.

41

42 Abutters requested the Parcel be left in its natural undisturbed state, as promised to them as mitigation.

43 Presented and read for the public record notes from Planning Board meeting May 28, 2014:

44 *"Mr. Williams: (Turning Leaf project engineer) It is a 4 foot wide path with a 20 foot easement....it is not a*  
45 *handicap accessible path...the route out there is not handicap accessible...its rough. Once you get into the*  
46 *Open Space Parcel, you have to cross and intermittent stream. It is pretty rugged topography. (It could*

47 *not be improved in the future)...with the current regulations you cannot improve it and build a road across*  
48 *there because the local wetland bylaws would not allow it...that would be a huge undertaking because of*  
49 *the slopes.”*

50  
51 *{Abutters present their opinions on construction costs of a potential emergency access}*  
52

53 N. Feitz, Conservation Commission: This is a wetland. This is in the flood plain. There is one, maybe two  
54 vernal pools. Other than passive use of that land, any other access would be detrimental. We want to  
55 save what we have left.

56  
57 *{Planning Board discussion}*.  
58

59 T. Evangelista: Motion upon review of new, additional information that become known to the  
60 Planning Board after the Planning Board’s affirmative vote on the Definitive Subdivision Decision of  
61 Approval that recommended Parcel F be accepted by Board of Selectman for municipal purposes, this  
62 Planning Board is of the opinion Parcel F consists of substantial and challenging natural resources that  
63 should be in the care and custody of the Town’s Conservation Commission including easement rights  
64 to allow non-vehicular access, except for emergency response equipment that does not require road  
65 construction, for purpose of passive connectivity of municipal lands.

66 R. Watts: Second  
67 Motion carries; 3-2.  
68

69 3. Park and Recreation – East Main Street project retaining wall.

70  
71 J. DiMento: We need to put in a 200 foot retaining wall (under 4 feet high) along the right side of the road  
72 at an approximately \$60,000 cost.  
73

74 R. Hoover: Who is responsible to pay for this change? I don’t want it to always be the Town that picks up  
75 the dime. I’m not clear on the drawings and their accuracy, or are these just change orders being driven  
76 by a wish list?  
77

78 J. DiMento: The Church has requested the retaining wall; they feel it is safer and nicer looking. They will  
79 not allow further grading on their land. We had always wanted to put in a retaining wall at some point.  
80 Gale recommended that feature, but didn’t feel we had the money in this first phase.  
81

82 T. Evangelista: There was a big issue with Lou, Gale, and Larry Graham regarding the calculations for the  
83 drainage. Have you kept in line with the plan? Is your drainage going to change with this modification?  
84

85 J. DiMento: Drainage will not change.  
86

87 H. Snyder: The only decision the Planning Board can make regarding this is whether this is a major  
88 modification or a minor modification of the decision. As Tillie brought up, how does it change the storm  
89 water? We need to have a letter from Gale that states that this is the change required, and the impact of  
90 the change.  
91

92 R. Hoover: Yes. I want the responsibility to remain with Gale. Will you bring a supplemental sketch to the  
93 next Planning Board meeting from Gale showing these changes?  
94

95 J. DiMento: Yes.

96

97 T. Evangelista: Are you going to bring Gale to the next meeting? I think that would be a good idea.

98

99 J. DiMento: Yes.

100

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

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

104

105 H. LaCortiglia: Motion to adjourn.

106 M. Martin: Second.

107 Motion carries 5-0; Unanimous.

108

109 The meeting was adjourned at 8:30pm.

110

111 Next Meeting:

112 Date: August 12, 2015; August 26, 2015; September 9, 2015; September 23, 2015.

113 Time: 7pm.

114 Place: Georgetown Town Hall, 3<sup>rd</sup> floor conference room.