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2 Committee: Planning Board  
3 Date: August 13, 2015  
4 Time: 7:00pm.  
5 Location: Georgetown Town Hall, 3rd floor conference room  
6  
7 Members present: Rob Hoover, Tillie Evangelista, Harry LaCortiglia, Robert Watts.  
8 Members absent: Matt Martin.  
9 Staff present: Town Planner Howard Snyder, Administrative Assistant Andrea Thibault.

10  
11 Minutes taken by A. Thibault.

12  
13 The Meeting was called to order at 7:00pm by R. Hoover.

14  
15 **Approval of Minutes:**

16 Minutes from the July 22<sup>nd</sup>, 2015 meeting were reviewed and approved with corrections.

17  
18 H. LaCortiglia: Motion to approve minutes.  
19 B. Watts: Second.  
20 Motion carries 4-0; 1 absent.

21  
22 **Correspondence:**

23 The following correspondence was received:

- 24 1. Meyer Tree Service: Park and Recreation Athletic Facility – Condition of Tree.  
25 2. Gale Associates: Park and Recreation Athletic Facility – Construction Meeting Minutes #2.  
26 3. Healthy Pharms: email regarding informal meeting.  
27 4. Morin-Cameron Group: email regarding updates to Nunan’s site plan documents.  
28 5. Murtha Cullina, LLP: Response letter regarding peer review report of Nunan’s Site Plan  
29 Application.

30  
31 **Vouchers:**

- 32 1. W.B. Mason: General Office Supplies.  
33 2. MVPC: MIMAP Annual Contract.  
34 3. H.L. Graham and Associates: Nunan’s Peer Review.  
35 4. H.L. Graham and Associates: Bailey Lane OSRD Peer Review.

36  
37 H. Snyder: The first and second vouchers will be paid from the general budget. The third and fourth  
38 vouchers to be paid from the project escrow accounts.

39  
40 H. LaCortiglia: Motion to approve vouchers in the amount of \$6,133.62.  
41 B. Watts: Second.  
42 Motion carries 4-0; 1 absent.

43 **Public Hearing Bailey Lane OSRD (Public Hearing continued from July 22, 2015):**  
44

45 H. LaCortiglia: Motion to open the Bailey Lane OSRD Public Hearing continued from July  
46 22<sup>nd</sup>, 2015.

47 B. Watts: Second.

48 Motion carries 4-0; 1 absent.  
49

50 H. Snyder: I included in the packet the endangered species overlay area for Bailey Lane. Also  
51 included is an email request from the applicant's engineer for the public hearing to be continued  
52 to a date in September. I sent that map also to the applicant and the applicant's engineer.  
53

54 *{Planning Board discussion of NHESP endangered species overlay map.}*  
55

56 B. Watts: This map shows that the endangered species overlay area is a big chunk of the Bailey  
57 Lane property.  
58

59 H. LaCortiglia: That is three quarters of it, at least.  
60

61 H. LaCortiglia: Motion to continue Bailey Lane OSRD Public Hearing to September 9<sup>th</sup>,  
62 2015.

63 B. Watts: Second.

64 Motion carries 4-0. 1 absent.  
65

66 **Old Business:**

- 67 1. Park and Recreation: East Main Street Athletic Facility – Construction Update.  
68

69 J. DiMento: The church has requested a retaining wall at the entrance of East Main Street for safety  
70 issues, and ease of lawn mowing. This wall will be 150-200 feet long by 36-40 inches high, and will  
71 cost about \$60,000. It will be concrete, other wall options are cost prohibitive.  
72

73 *{Planning Board discussion with Jim DiMento of Park and Recreation. Issues covered were parking,*  
74 *potential turn-around areas, guardrails, possible fence, signage, drainage, gate placement,*  
75 *emergency access points, width of driveway entrance, lighting, visibility, safety, slope and grading.}*  
76

77 H. LaCortiglia: Motion to determine changes to East Main Street project insignificant with  
78 minor changes.

79 B. Watts: Second with discussion.

80 Motion does not carry; 1-3; 1 absent.  
81

82 R. Hoover: It is very difficult to absorb this information at the last minute. Why can't Gail Associates  
83 get this to us sooner? These may be the best solutions presented to solve a poor situation as its  
84 happening, but they are not good solutions. These issues should have been resolved before  
85 construction began.

86  
87 These giant concrete block walls are commercial and industrial looking. To me, putting industrial  
88 lighting on the top of the concrete adds insult to injury. Concrete is the cheapest way to do a wall. I  
89 understand that other options are cost prohibitive.

90  
91 But why put \$60,000 into a concrete wall when in my opinion it will look really poor to the public  
92 travelling along 133. This is the entrance to our park. It will look industrial.

93  
94 I wonder why a vegetative slope wouldn't work, instead of the concrete wall? It would be a lot less  
95 money, by tens of thousands of dollars. It could be graded and planted so that it is maintainable. It  
96 would then look more like a park, less industrial.

97  
98 I am not comfortable with all this new information being determined as insignificant and minor  
99 changes to the plan.

100  
101 I would be happy to meet with the church if you think that would be helpful to discuss the concept of  
102 the vegetative slope and its potential in more detail. Perhaps the design of it has not been fully  
103 communicated to them. What they are thinking is a negative could actually be a positive. My  
104 opinion is that this could become quite a handsome front yard. More so than these gigantic concrete  
105 blocks going up the side. I believe there is a landscape solution.

106  
107 J. DiMento: Rob's point is well taken. There has been no engineering or landscape architecture  
108 effort looking at potential options other than the concrete wall.

109  
110 R. Hoover: Can you request from Gail a plan for a landscape solution?

111  
112 J. DiMento: Yes.

113  
114 R. Hoover: Howard, is there anything we as the Planning Board can do to assist Park and Recreation  
115 in getting Gale to be more responsive? Can you issue a memo from the Planning Board to Gale  
116 requesting this information by September 3<sup>rd</sup>?

117  
118 2. Little's Hill: Release of Funds Request – Planning Office report.

119  
120 H. Snyder: As mentioned at previous meetings, the developer is requesting the release of all  
121 funds from a triparte agreement. I provided a draft report in the packet with items noted to be  
122 determined by the Planning Board in discussions at the next meeting. I am distributing a letter I  
123 just received from the home owners association.

124  
125 **New Business:**

126 1. Jefferson Court: Affidavit.

127  
128 Dena and Steve Dehullu in attendance to discuss and answer any questions from the board.

129 H. Snyder: Legal counsel for the Town prepared an affidavit; it was included in the packet.  
130  
131 H. LaCortiglia: Motion (read memo from Jon Eichman, Town Council dated July 23, 2015).  
132 T. Evangelista: Second.  
133 Motion carries 4-0; 1 absent.

134  
135 {Planning Board clerk, Bob Watts signed Affidavit.}

136  
137 **Planning Office:**  
138 Planning Board items for Annual Town Meeting 2016.

139  
140 *{Planning Board discussed spreadsheet provided by H. Snyder presenting the top three priorities*  
141 *as detailed by each member.}*

142  
143 **Member or Public Report:**  
144 None.

145  
146 **List of Documents and Other Exhibits used at Meeting:**  
147  
148 *Documents and Other Exhibits used at meeting will be available for review at the Georgetown*  
149 *Planning Office.*

150  
151 Motion to adjourn was made by H. LaCortiglia.  
152 B. Watts: Second.  
153 Motion carries 4-0; 1 absent.

154  
155 The meeting was adjourned at 8:45pm.

156  
157 Next Meeting:  
158 Date: August 26, September 9, September 23, October 14, 2015.  
159 Time: 7pm.  
160 Place: Georgetown Town Hall, 3<sup>rd</sup> floor conference room.

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