



Town of Georgetown

MINUTES

1
2 Committee: Planning Board
3 Date: October 28, 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, Matthew
8 Martin.
9 Staff present: Town Planner Howard Snyder.

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11 Minutes transcribed by A. Thibault from the video recorded meeting.

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

Approval of Minutes:

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15 Minutes from the October 14, 2015 meeting were reviewed and approved with corrections.

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18 H. LaCortiglia: Motion to approve minutes of October 14, 2015.
19 B. Watts: Second.
20 Motion carries 5-0: Unanimous.

Correspondence:

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23 1. Town of Groveland: Planning Board – Definitive Subdivision at Esty Way.
24 2. Town of Georgetown: Zoning Board of Appeals – 3 Farm Lane.

25
26 H. Snyder: Nothing of particular note.

Vouchers:

- 27
28
29 1. MVPC: Online Pictometry – Annual Subscription for FY2016.
30 2. H.L. Graham Associates, Inc.: Peer Review - Nunan's Site Plan Approval Application.

31
32 H. LaCortiglia: Motion to approve \$795.00 vouchers total amount.
33 B. Watts: Second.
34 Motion carries: 5-0: Unanimous.

Public Hearing:

1. Nunan's Special Permit: Continued from September 9th.

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39 H. LaCortiglia: Motion to re-open the continuation of the Nunan's 269 Central Street
40 Public Hearing from September 9th.
41 M. Martin: Second.
42 Motion carries: 5-0; Unanimous.

43

44 H. Snyder: At the last Public Hearing, there was discussion regarding the draft decision. The
45 discussion items have been incorporated into the Final Draft provided to you in the Planning
46 Packet.

47

48 M. Martin: I think this incorporates everything we discussed.

49

50 B. Watts: I agree.

51

52 *{Planning Board discussion regarding the Final Draft wording of the drainage easements prior to*
53 *occupancy, architecture that maintains the village like character of the Town, the associated*
54 *Zoning Board permits, the process for submittal of future revisions.}*

55

56 H. LaCortiglia: Motion to approve the conditions with modifications as noted.

57 B. Watts: Second.

58 Motion carries 5-0: Unanimous.

59

60 H. LaCortiglia: Motion to sign the mylars.

61 M. Martin: Second.

62 Motion carries 5-0: Unanimous.

63

64 H. LaCortiglia: Motion to close the Public Hearing for Nunan's 269 Central Street.

65 B. Watts: Second.

66 Motion carries 5-0: Unanimous.

67

68 **2. Bailey Lane: Public Hearing for OSRD Continued from September 21, 2015.**

69

70 H. LaCortiglia: Motion to re-open the continuation for the Public Hearing for Bailey Lane
71 OSRD from September 21, 2015.

72 B. Watts: Second.

73 Motion carries: 5-0; Unanimous.

74

75 H. LaCortiglia: Motion to continue the Public Hearing for Bailey Lane OSRD to November
76 18, 2015.

77 T. Evangelista: Second.

78 Motion carries: 5-0; Unanimous.

79

80 **3. Healthy Pharms: Continued from September 9th.**

81 H. LaCortiglia: Motion to open the Public Hearing for special permit for medical marijuana
82 dispensary Healthy Pharms.

83 M. Martin: Second.

84 Motion carries: 5-0; Unanimous.

85

86

87 *{Town Planner read the Public Hearing Notice for the record.}*

88

89 R. Hoover: Healthy Pharms will give an introductory presentation. Then there will be Public
90 Comments, first comments in support, then comments opposed. Last will be the Planning Board
91 Comments. At this initial Public Hearing, we will just be getting the comments out on the table.
92 There will not be dialog back and forth at this particular meeting. Please sign the sign in sheet.

93

94 Valerio Romano- Attorney for Healthy Pharms: Healthy Pharms will be presenting technical aspects
95 of the site plan and special permit application. We are making sure our proposal comports with the
96 zoning by -law and special permit and site plan review procedure.

97

98 Tony Canetti- Hayes Engineering: We are applying under 2014 R&D Zoning bylaw. We picked the
99 former B&W Press building. We are doing very little to the outside of the site. We are adding rain
100 gardens and storm water enhancements. Once we receive Planning Board approval, we have to go
101 back to the Dept. of Public Health for an architectural review.

102

103 James Emmanuel- Landscape Architect: What we are doing to enhance the site is the rain garden to
104 capture storm water runoff. We will preserve the existing trees, and there will be no invasive
105 plantings. Wire mesh panels will be added to the building to improve the outward appearance of the
106 building. Vines on the wire mesh panels will provide a green screen.

107

108 Public comments in favor:

109 A resident expressed support for medical marijuana to treat her daughter's epilepsy. She shared
110 letters of support from 11 residents of Georgetown and surrounding communities. She asked that
111 the project move forward without delay.

112

113 Public comments opposed:

114 An abutter, ABC Storage, expressed concerns about the groundwater situation. They are concerned
115 about the Georgetown/Rowley town lines regarding the water supply, the Rowley Water Resource
116 Area, and who would be liable at the Georgetown/Rowley town line should there be any future
117 groundwater issues.

118

119 They expressed further concerns about their easements, the potential of a decrease in their property
120 value, decrease in marketability and reputation, a negative perception by their customers, and the
121 potential for abuse of marijuana at their property. They asked "How will Georgetown ensure that
122 the owners are properly managing groundwater?"

123

124 H. LaCortiglia: Motion to establish a \$4,000 M-account to pay for our technical review
125 engineer.

126 M. Martin: Second.

127 Motion carries 5-0; Unanimous.

128

129 H. LaCortiglia: Motion to forward to the Town engineer, the review agent, to review this
130 proposal with respect to Article 18 registered marijuana dispensary.

131 M. Martin: Second.
132 Motion carries 5-0; Unanimous.

133
134 H. LaCortiglia: Motion for site walk on Saturday, November 14, 2015 at 9am.

135 M. Martin: Second.
136 Motion carries 5-0; Unanimous.

137
138 *{Planning Board discussion regarding work flow, hours of operation, site security, regulatory*
139 *compliance with the Dept. of Public Health, aspects of permitting from the State of MA, Georgetown*
140 *Water Resource District, easements, site plan approval input from all town departments, site lighting,*
141 *long term maintenance of rain gardens.}*

142
143 H. LaCortiglia: Motion to continue until December 9, 2015 at 7:15pm

144 B. Watts: Second.
145 Motion carries 5-0; Unanimous.

146
147 **4. Groundwater Protection District Amendments to bylaws 165-42: Continued from September**
148 **9th.**

149
150 *{The Town Planner read the Public Hearing Notice for the record.}*

151
152 B. Watts: Motion to open the Public Hearing for groundwater protection district
153 amendments to bylaws 165-42.

154 M. Martin: Second.
155 Motion carries 5-0; Unanimous.

156
157 *{Planning Board discussion on replacing maps from 1992 with current ones, protections of the*
158 *Georgetown water supply as a priority, clarifying all discrepancies between various maps,*
159 *coordinating Planning Board efforts with the Georgetown Water Dept.}*

160
161 H. LaCortiglia: Motion to add 4 LTE hours as needed for this project.

162 B. Watts: Second.
163 Motion carries 5-0; Unanimous.

164
165 H. LaCortiglia: Motion to continue until January 13, 2016.

166 T. Evangelista: Second.
167 Motion carries 5-0; Unanimous.

168
169 **New Business:**

170
171 Nick Cracknell: Land Use Consultant.

172 Tom Hodston: Developer.

173 Dan Corvis: Project Engineer.

174
175 Informal presentation of OSRD proposal for 42 acre Parish Road site. The property contains
176 significant wetland areas. Wheeler Brook and a perennial stream run through it. Possibly 75% of
177 the site would be protected as Open Space for the Town of Georgetown. The property is in the
178 Water Resource Authority zone, and there are floodplain issues. There is a 9-lot yield proposal.
179 They are filing and AN-RAD.

180
181 Planning Board agreed to an 8:30am site walk on November 14, 2015.

182
183 **Planning Office:**
184
185 H. LaCortiglia: Motion to release M-account # 26503, funds of \$880.15 created for Jefferson Court.
186 M. Martin: Second.
187 Motion carries 5-0; Unanimous.

188
189 H. LaCortiglia: Motion to approve 2 hours of LTA technical assistance for the Town of Georgetown.
190 M. Martin: Second.
191 Motion carries 5-0; Unanimous.

192
193
194 **Member or Public Report:**
195 1. Any other concern of a Planning Board Member and/or member of the Public.

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197
198 **Next Meetings:** **12/02/2015** **12/09/15**
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200
201 **List of Documents and Other Exhibits used at Meeting:**
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203 *Documents and Other Exhibits used at meeting will be available for review at the Georgetown*
204 *Planning Office.*

205
206 M. Martin: Motion to adjourn.
207 B. Watts: Second.
208 Motion carries: 5-0; Unanimous.

209
210 The meeting was adjourned at 8:25pm.

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212 Next Scheduled Meetings:
213 Date: November 18th, December 9th, December 23, 2015.
214 Time: 7pm.
215 Place: Georgetown Town Hall, 3rd floor conference room.

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