

1 **MEETING MINUTES - GEORGETOWN PLANNING BOARD**
2 **Wednesday - September 10, 2014 – 7:00 PM**
3 **Memorial Town Hall – 3rd Floor – One Library Street, Georgetown MA**
4

5 The Meeting was opened by Chair, Mr. Rob Hoover, at 7:08 PM, and was held at Georgetown Memorial
6 Town Hall, One Library Street, Georgetown, MA.
7

8 Board Members Present: Mr. Rob Hoover; Mr. Tim Howard (Arrived at 8:03 PM); Mr. Bob Watts; Ms.
9 Tillie Evangelista – Absentee: Mr. Harry LaCortiglia
10

11 Mr. Howard Snyder, Town Planner - Ms. Mary-Ellen Feener, Administrative Assistant
12

13 Mr. Snyder introduced the recently hired Administrative Assistant, Mary-Ellen Feener, and the Board
14 Members welcomed her.
15

16 **Correspondence**

- 17 • Town of Rowley: Planning Board – Site Plan Review at 56 Newburyport Turnpike.
- 18 • Town of Newbury: Planning Board – Site Plan Review and Special Permit at 108 Newburyport
19 Turnpike.
- 20 • Town of Georgetown: ZBA – Special Permit at 4 Carleton Drive.
- 21 • Town of Georgetown: Fire Department – The Stone Pantry.
22

23 Mr. Snyder: The Town of Georgetown Fire Department provided a letter regarding Stone Pantry which you
24 will hear (*and review*) at tonight's Public Hearing. I provided a revised agenda which adds (*a memo*) which
25 Kopelman and Paige sent us some legal opinion at the request of the Town Planner and the Planning Board
26 regarding the Pond Street ANR... Also, under New Correspondence, H.L. Graham has issued a Technical
27 Review Report, D-6, for Turning Leaf, and basically his last Review only had three minor items of request and
28 provided in the packets for tonight is a Supplemental Packet so the Board has the weekend to go over it.
29

30 The Board Members reviewed the correspondence. There were no comments from the Board Members at
31 that point during the meeting.
32

33 **Supplemental Packets**

34 Supplemental Packets were given to the Board Members at the beginning of the Meeting in preparation for
35 the next regularly scheduled meeting of the Planning Board. The Contents of the packets were concerning
36 the ANR Application and Plan which were date stamped by the Town Clerk and received by the Planning
37 Board on September 10, 2014. The Applicants are Niles L. & Kathleen C. Hatch & Robert C. & Bonolyn H.
38 Page, and the address is 48 & 50 Tenney Street.
39

40 **Vouchers**

- 41 1. Joseph Meritt for the Plotter / Scanner – Total Expense: \$4,445.00.
- 42 2. For the Town Planner – Recording Fee incurred at Southern Essex Registry of Deeds in Salem,
43 MA, for the recording of the Harmony Lane Street Acceptance and Mileage. The Total Expense:
44 \$173.42.
45

46 Ms. Evangelista moved to approve the two vouchers.

47 The motion was seconded by Mr. Watts.
48 The motion was approved 3:0; unanimously.
49
50 The vouchers were signed by the Board Members.

51
52 **Public Hearing – Site Plan Approval – 105 East Main Street – Applicant: Donna Mouslison of Bedrock**
53 **Realty Trust, LLC - Assessors Map 10B, Lot 33A**

54 The Applicant was present for the Public Hearing

55
56 Mr. Snyder read the Public Hearing Notice for the Record: “In accordance with the provisions of Section
57 §165-83 of the Code of the Town of Georgetown, the Georgetown Planning Board will hold a public hearing
58 on September 10th, at 7:00p.m. in the 3rd Floor Meeting Room at Georgetown Memorial Town Hall, 1
59 Library Street, to consider Donna Moulison of Bedrock Realty Trust, LLC application for Site Plan Approval
60 regarding a proposed development consisting of an interior build-out (1,875 square foot) and associated site
61 improvements for the purpose of a retail use at 105 East Main Street, Georgetown, Massachusetts 01833.
62 The property is located in the Residential A Zone District and Commercial C Zone District, also described as
63 Assessors Map 10B, Lot 33A and as Registry of Deeds Book #30928 and Page #307.”

64
65 Mr. Snyder shared with the Planning Board Members the fact that copies of the application and the plan
66 were on file with the Town Clerk and with the Planning Board Office. The application and the plan were
67 available for the public to review during the regular hours of operation of the Town Hall. The Public Hearing
68 Notices were properly published in the Georgetown Record on August 29th and September 5th, as required
69 by Massachusetts General Law.

70
71 Mr. Snyder introduced the Applicant, Donna Mouslison, of Bedrock Realty Trust, LLC. He explained to
72 the Applicant that copies of the proposed Site Plan and the Mission Statement she had prepared had
73 been included in the packets provided for the Planning Board Members for the meeting.

74
75 The Applicant presented a sample flyer for the proposed business.

76
77 Mr. Snyder: This proposed Site Plan is for the building known as Georgetown Building Supply, a.k.a., Honey
78 Dew Doughnuts, a.k.a., Georgetown Liquors... This is the last space to be occupied in the building. The Board
79 should be relatively familiar with this building... The most recent application being Hydraulic Plus which is
80 located in the rear, in the Residential A District. As well as the not as recent, Honey Dew Doughnut
81 Application which is when the Board considered a lot; the vehicular traffic, the parking area and landscaping
82 improvements and so forth...

83
84 Mr. Hoover asked the Applicant is there was anything she would like to add to what was presented by
85 Mr. Snyder. The Applicant replied she did not have any more information to add.

86
87 Mr. Hoover stated that he believed that there wasn't a need for Technical Review and that the site
88 seemed to be all set. He then asked the other Board Members present if they had any questions.

89

90 Mr. Watts asked about Applicant about the entrance and exit and he pointed out that when he drives by the
91 location there are vehicles using the entrance as an exit. He asked the applicant if there were any plans to
92 narrow the entrance.
93
94 The Applicant stated there was 'enough signs and enough arrows' and that the goal was to train people not
95 to use the entrance for an exit.
96
97 Mr. Watts replied that for so long there was 'less structure' and cars came in an out every which way and it
98 is now much better and it is 'a much better looking' facility.
99
100 Mr. Watts: I am just worried about the traffic.
101
102 The Applicant replied that it appears that at different hours it is busy and there are concerns at different
103 ends of the parking lot during different times of a day. She further pointed out the fact that there are certain
104 times during the day, such as in the middle of the day or at 5 p.m. the entire center of the Town has a high
105 traffic volume.
106
107 Mr. Snyder: What I appreciate about the wider curb cuts (*for the entrance and exit*) is that there are semi-
108 trailers coming in and out and the wider area facilities the wider turns they must make...
109
110 Mr. Watts: It probably does make it safer for them to do the wrong thing.
111
112 Mr. Hoover: So when the Site Plan was approved; all of these units were approved for all of this...
113
114 Mr. Snyder: No, only when the leasehold for Honey Dew (*and their Site Plan Approval Plan was before the*
115 *Planning Board*).
116
117 Mr. Snyder further explained that when the Planning Board was reviewing the Site Plan presented by Honey
118 Dew the portioning of the other units were not taken into consideration except for answering the question
119 of how the business would impact on exterior concerns; parking, traffic flow, signage...
120
121 Mr. Snyder: There was never a Site Plan presented for the entire building. The Building pre-dates
122 Subdivision and that the interior for the building was not approved with the Site Plan Application presented
123 by Honey Dew.
124
125 Ms. Evangelista: I do remember that when the plan came for Honey Dew it did have it (*the entire building*
126 *and exterior*) marked up? Didn't it?
127
128 Mr. Snyder: I believe it did but that wasn't part of their (*Honey Dew*) application.
129
130 Mr. Hoover: So... the Site Plan Review for this parking lot, since I wasn't here when Honey Dew presented
131 their application... that was for only when Honey Dew applied and so...at that point and time where there
132 conversations about the signage and the width, landscaping, and so on... and the Technical Review Agent did
133 his job...and so on...and so forth... so I guess where I am going with that is that it is done...

134 Mr. Watts: Right...I am not asking and saying we should do this....
135
136 Mr. Hoover: Well... What I am saying is something really hasn't changed. This building was broken up into
137 these various components and that this plan was approved for Honey Dew because it came forth but I am
138 assuming that at that time the Board was privy to that there would be these additional groups coming in...
139
140 Mr. Snyder: They were considered to the point... when understanding Honey Dew and their parking
141 requirements that their Site Plan showed the dedicated parking spaces for that leasehold spot and then
142 making sure there were enough (*parking*) spaces for the Georgetown Building Supply and the Liquor Store.
143
144 Mr. Hoover: I just wanted to clarify the history of that...
145
146 Mr. Snyder: One last thing to add to that Rob... One this that the Board considered when Honey Dew came
147 in was that this was part of a revitalization effort that was going to come in and go through and this being
148 the last of it.. (*The application before the Board this evening*), and the Board wanted to make sure this site
149 was prepared and improved upon from the beginning. It was a little hard on the applicant from just Honey
150 Dew but the owners and the Board worked to make sure and considered impacts for the future.
151
152 Ms. Evangelista asked if the 'soccer place' was still in the building.
153
154 The Applicant replied that it was in the building.
155
156 Ms. Evangelista asked if all the food was pre-packaged.
157 The Applicant responded that the food would be pre-packaged and there would not be any seating for
158 diners available.
159
160 Mr. Hoover asked if there were anyone present who would like to comment.
161 There wasn't anyone in attendance other than the Applicant and her daughter.
162 There were no comments from the Board or the Public.
163
164 A motion was made to close the public hearing at 7:25 p.m.
165
166 Mr. Watts: I move we close the public hearing.
167 Ms. Evangelista: I second the motion.
168 The motion was approved 3:0; unanimously.
169
170 Ms. Evangelista: I make a motion to approve the Site Plan Application for Stone Pantry as submitted.
171 Mr. Watts: I second the motion.
172 The motion was approved 3:0; unanimously.
173
174 The Board agreed to continue the business for the project to the next regularly scheduled meeting and the
175 applicant will present the Mylar Plan for the Board to sign.
176
177

178 **Member or Public Report**

179 Mr. Snyder presented to the Board the concerns regarding the current Town of Georgetown Zoning Map
180 and the Colors.

181
182 Mr. Snyder and the Board Members discussed the current map, the colors of the map and the future
183 goals of the Planning Board for the Zoning Map.

184
185 Mr. Hoover asked if there were any other concerns of a Planning Board Member and/or a member of
186 the public.

187
188 No one had any comments and there was no one from the public attending the meeting.

189
190 **Planning Office**

191
192 **Zoning Bylaw Amendment – Speical Town Meeting 2014 – 165-7 Definitions and Appendix Land Use**
193 **Schedule**

- 194 • Mr. Snyder shared with the Board a brief history of what occurred at the last annual Town Meeting.
195 He then explained what could be proposed for the upcoming Special Town Meeting.
- 196 • The Board reviewed the proposed Public Hearing Notice and the proposed Zoning Bylaw
197 Amendment.
- 198 • The Board and Mr. Snyder discussed the proposed Zoning Bylaw Amendment.
- 199 • The Board Members agreed to advertise the Public Hearing and hold a Public Hearing on October 8,
200 2014.

201
202 **Georgetown Planning Board: Annual Report – Draft**

- 203 • Mr. Snyder explained the fact the Draft Annual Report for the Planning Board includes Fiscal Year
204 2015 but it will refer to items that were done by the Planning Board in 2014 and it will discuss future
205 goals.
- 206 • The Board reviewed the draft Annual Report.
- 207 • The Chair suggested that the other Board Members should be present for discussion. It was agreed
208 to discuss the draft report at the next meeting.
- 209 • Mr. Hoover suggested that the topic of Affordable Housing be added.
- 210 • A suggestion was made by the Board Members for Mr. Snyder to complete further edits to the chart
211 which lists the ANR Applications.

212
213 **M-Account #26454 - Bailey Lane: Release of funds**

214 Mr Watts: I move we approve the release of the escrow funds totaling \$1,910.91, held for a Preliminary
215 Subdivision Plan Application which was proposed for a property located at Bailey Lane, Landwest
216 Development LLC, which was a Preliminary Subdivision Plan presented to the Planning Board in 2000 and
217 denied in 2003.

218 Ms. Evangelista: I second the motion.
219 The motion was approved 3:0; unanimously.

220
221 Mr. Snyder explained there was one pre-existing escrow account which was filed under a very generic
222 account name and neither the developer nor the history of the funds could be discovered.

223 Mr. Watts asked if the funds left in the subdivision escrow account which could not be traced could be given
224 to the Town.

225
226 It was decided that Mr. Synder will ask Town Counsel.

227
228 **Old Business**

229
230 **Turning Leaf Definitive Subdivision Plan Revised Decision**

231 The Board did discuss the letter submitted by H.L. Graham, the Technical Reviewer and the Board
232 reviewed each of his suggested edits for revisions to the Planning Board Decision for the Turning Leaf
233 Definitive Subdivision Plan.

234
235 Mr. Watts pointed out the need for an edit in the letter from H.L. Graham which was that the letter
236 refers to item #9 and on page 3 of 15 it is item #8.

237
238 The Board agreed that review of the revisions for the Planning Board Decision for the Turning Leaf
239 Definitive Subdivision Plan will be on the September 24, 2014 Meeting Agenda.

240
241 Mr. Watts: I move we continue our discussion of this to the next Planning Board Meeting where we can
242 finalize these pieces and the housing issue.

243 The motion was seconded by Mr. Evangelista.
244 The motion was approved 3:0; unanimously.

245
246 Mr. Synder said that Turning Leaf had agreed to an extension which was until September 30, 2014. He
247 shared the fact that the Applicant had agreed to numerous extensions and Mr. Synder has been told that
248 the Applicant would not agree to any more extensions.

249
250 Mr. Howard said he thought the whole thing was 'stupid' and he wouldn't attend the next meeting because
251 he didn't want to vote. He then he said he may attend but he would vote against it.

252
253 Mr. Snyder had to repeat numerous times reminded the Board Members that this agenda item had been
254 continued to the next meeting.

255
256 Mr. Hoover said that he personally believes that as Planning Board Members, "our role is to enforce the
257 Ordinance as written to the best of our ability and when we are not sure we to inquire with Town Counsel to
258 what they think the Ordinance is and if we don't like an Ordinance, we do not just go in and make our own
259 decisions; that's how Planning Board's get in trouble... historically; over and over again. It also makes future
260 applicants coming to a Board not know what the rules are..."

261
262 Mr. Howard: I make a motion to adjourn.

263 Ms. Evangelista: I second the motion.
264 The motion was approved 4:0; unanimously.

265
266 The Meeting was adjourned at 8:15 PM.
267 The Next Regularly Scheduled Meeting will be held on September 17, 2014 at the
268 Georgetown Memorial Town Hall.