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**MEETING MINUTES**  
**GEORGETOWN PLANNING BOARD**  
**Wednesday, December 11, 2013**  
**Memorial Town Hall – 3<sup>rd</sup> Floor**  
**7:00 p.m.**

**Present:** Mr. Harry LaCortiglia; Mr. Christopher Rich; Ms. Tillie Evangelista; Mr. Tim Howard; Mr. Bob Watts; Mr. Howard Snyder, Town Planner; Ms. Wendy Beaumont, Administrative Assistant.

**Meeting Opens** at 7:05 PM.

**Approval of Minutes:**

**1. Minutes of October 9, 2013.**

**2. Minutes of November 13, 2013**

Mr. Rich - **Motion** to accept the minutes of October 9, 2013 subject to any changes made by colleagues at this meeting.

Mr. Howard - **Second.**

**Motion Carries: 3-0; 2 abstentions**

Mr. Rich - **Motion** to accept the minutes of November 13, 2013 subject to any changes made by colleagues at this meeting.

Ms. Evangelista - **Second.**

**Motion Carries: 5-0; Unam.**

**Vouchers:**

**1. W.B. Mason: Office Supplies.**

**2. Massachusetts Association of Planning Directors: 2013-2014 Annual Dues.**

**3. Harmony Lane: Form J – Partial Release of Deposit.**

Mr. Rich - **Motion** to accept the vouchers as presented.

Mr. Howard - **Second.**

**Motion Carries: 5-0; Unam.**

Mr. Rich - So only \$200 and change is actually coming out of our budget for WB Mason and MA Association of Planning?

Mr. Snyder - Massachusetts Association of Planning Directors membership dues is for 2013-2014. This is a new enrollment. The town planner has not been involved with the MAPD before but I think it will be beneficial. There is a line item in the budget for memberships.

Ms. Evangelista - I remember last year there was an invoice for the one we have on the computer now. You (Mr. LaCortiglia) made a comment that you didn't really use it. I haven't used it either so I think we can eliminate that one. I think this one is going to be better than that one.

45  
46 Mr. LaCortiglia - That is something we can discuss later when we talk about the budget.

47  
48 **Correspondence:**

49 **1. GSD Associates, LLC: Determination of a Minor Modification – 6 Norino Way.**

50 Mr. Snyder - GSD Associates sent us a letter dated December 2<sup>nd</sup>. They wish for the board to  
51 discuss their proposed amendments to their site plan. Those amendments in my opinion are  
52 minimal. They want some adjustment of some square footage in the footprint of the building. They  
53 are not proposing any site changes. In the letter they discuss those in detail. Provided in your  
54 supplemental packet you will find a form that the plan office uses to track modifications to approved  
55 site plans. If you review the first paragraph it states if the board considers the changes to be less than  
56 minor then they don't need to go through a complete modification process which involves re-  
57 opening the hearing. You will see in that paragraph a section of the zoning bylaws and the printout.  
58 They outline the actions the board can take in consideration of a minor modification or less or more.

59  
60 Mr. LaCortiglia - Do we have ten copies of the plan?

61  
62 Mr. Snyder - No, they provided the plan electronically. I can print them out full sized if needed. In  
63 brief their points are to permit the expansion of the truck maintenance shop with addition of  
64 approximately 1280 square feet. The modified plan is not to build this addition but instead to move  
65 it over to the equipment storage area. {Shows the plan on the screen.}

66  
67 Ms. Evangelista - What are those squiggly things here on the plan?

68  
69 Mr. Rich - Looks like that is elevation lines.

70  
71 Mr. Snyder - That is the former tree line.

72  
73 Ms. Evangelista - Except for that little corner, he is actually changing that building to 12 hundred  
74 and something difference.

75  
76 Mr. Snyder - No, he is moving the square footage. He is taking the approved square footage and  
77 moving it.

78  
79 Mr. Howard - Wasn't there an issue of septic? I thought the septic was in that direction and they had  
80 just enough room. I don't remember, it was along time ago.

81  
82 Mr. LaCortiglia - It is being moved closer to the proposed septic.

83  
84 Mr. Snyder - That was resolved.

85  
86 Mr. LaCortiglia - How wide is this area?

87  
88 Mr. Snyder - About 12-15 feet wide.

89  
90 Mr. LaCortiglia - About 15 feet away from the proposed septic.  
91  
92 Mr. Snyder - Closer to it.  
93  
94 Ms. Evangelista - I don't think this is minor.  
95  
96 Ms. Evangelista - **Motion** to consider this to be a significant modification to the plan.  
97 Mr. Rich - **Second.**  
98 **Motion Carries: 5-0; Unam.**  
99  
100 Mr. LaCortiglia - This means they have to come back and it will be a full blown hearing with notice.  
101  
102 Mr. Rich - If it is 15 feet from the septic - that was one of our concerns.  
103  
104 Mr. Howard - That's what I remember that it was already tight over there.  
105  
106 Mr. LaCortiglia - I remember asking if there was going to be enough room over there.  
107  
108 Mr. Howard - So they will have to cut further into the hillside. I don't know if it needs to be a full  
109 blown hearing.  
110  
111 Mr. Snyder - If it's a minor modification then they need to reopen the public hearing.  
112  
113 Mr. LaCortiglia - Major modification.  
114  
115 Ms. Evangelista - No, minor.  
116  
117 Mr. LaCortiglia - Either way we are reopening the hearing if it is significant.  
118  
119 **2. Julie Nally: Concerns of an Abutter Regarding Turning Leaf Definitive Subdivision.**  
120 Mr. Snyder - This correspondence is from an abutter of the Turning Leaf Subdivision.  
121  
122 Mr. LaCortiglia - We will bring this up during the Turning Leaf public hearing.  
123  
124 **Public Hearing:**  
125 **1. Turning Leaf: Definitive Subdivision Plan - Continued.**  
126 Mr. LaCortiglia - This is the reopening of the continuation of Turning Leaf subdivision hearing.  
127  
128 Ms. Mann - We are here for a continuance for the property known as Turning Leaf subdivision.  
129 The proposed subdivision contains 24 new home lots located on land owned by the Pingree  
130 family as well as other abutting land owners. We are doing a continuation of an existing cul-de-  
131 sac. We did have our site walk and a couple of board members did attend and a couple of  
132 abutters did as well. We walked the entire property and we showed the center line of the

133 roadway during that site walk. During that site walk we met with Julie Nally and we will put in  
134 some buffer between the two properties. We discussed with her how there would be some visual  
135 protection. We discussed with the board that it is on the town's interest to provide some open  
136 space in the rear for the town. So Mr. Williams went back to the plan and saw where the most  
137 appropriate connection would be with regards to the towns existing open space to provide a  
138 corridor.

139  
140 {Mr. Williams shows on the easel the area (parcel F) that is open space that is connected to the  
141 Georgetown property.} The parcel itself is 13.7 acres and the upland is a little more than 9.2  
142 acres.

143  
144 Mr. LaCortiglia - Do you have that in PDF that you could you send to the board?

145  
146 Mr. Williams - Yes.

147  
148 Ms. Mann - We did want to make sure that we determine the access and before we determine  
149 that we want to at least have our opening hearing with the Conservation Commission first  
150 because of where the land lies and conservation concerns. We are waiting for the first initial  
151 hearing with them which will be on December 19<sup>th</sup>. We will have further information as a result  
152 of that meeting.

153  
154 Mr. LaCortiglia - Would that be conservation land or recreational or just municipal land  
155 donation?

156  
157 Ms. Mann - We would prefer to hear from the board what the town's master plan is. Honesty  
158 what we are doing is I have been requested to go through DCHD to get it approved as  
159 conservation land but that is a town directive. We are not a proponent of that type of permissive  
160 use of property.

161  
162 Mr. LaCortiglia - Maybe we should look at what the other parcels are.

163  
164 Ms. Mann - Obviously the ConCom will want to weigh in with you.

165  
166 Mr. Williams - Mr. Graham has not produced a letter and our understanding is that he is in the  
167 mist of his review. I believe he was planning on being on the site sometime this week.

168  
169 Ms. Mann - Our hope is that he does give a letter to us that would enable us to get a response  
170 from the board.

171  
172 Mr. LaCortiglia - My hope is that we would have that letter tonight.

173  
174 Ms. Mann - We tried. Maybe the board can issue directive.

175  
176 Mr. LaCortiglia - We purposely put this meeting off to tonight to give him time.

177  
178 Ms. Evangelista - Maybe it was the weather.  
179  
180 Ms. Mann - I don't think so.  
181  
182 Mr. Rich - How long ago did we send it to him?  
183  
184 Mr. Snyder - We set up the M-Account a month ago.  
185  
186 Mr. Rich - So he had four weeks.  
187  
188 Mr. Williams - He had it a month ago but he was waiting for the money.  
189  
190 Ms. Mann - I had to fund the escrow. We funded it four weeks ago. Hopefully with Mr.  
191 Snyder's suggestion he will give us a letter within the next week to ten days and we will  
192 immediately respond.  
193  
194 Mr. Rich - Can we have Mr. Snyder send Mr. Graham an email saying we look forward to his  
195 report within the next 8-10 days?  
196  
197 Mr. LaCortiglia - I think Mr. Snyder will take that initiative on his own.  
198  
199 Mr. Snyder - I will follow up with Larry again.  
200  
201 Mr. LaCortiglia - I don't want to forget that we did have a correspondence that came in.  
202  
203 {Mr. Rich reads the correspondence from Julie Nally which includes statements: she has  
204 attended the meetings and the site walk - the project greatly reduces the value tranquility and  
205 privacy of her property - lifetime resident of Georgetown - lack of buffer in front of number 19 -  
206 would like to realign the driveway of property 19 - frontage remaining, utility replacement - cul-  
207 de-sac configuration -future maintenance, signage of children playing in this area. Other issues  
208 are a loss of privacy, lack of buffer, reconfiguration of lot 18, historic stonewall impact, house  
209 placement of additional lot 22, natural border remaining 60 foot oak trees, additional buffer, lack  
210 of privacy, proposed Lisa Lane extension from Searle Street crosses over rear property line of  
211 number 19, landscape easement on parcel C, Lot 22 to remain naturally wooded, shift roadway  
212 from property, historic stone walls to remain untouched, road plans, health implication etc... }  
213  
214 Mr. LaCortiglia - Correct me if I am wrong. Ms. Nally was at the site walk with us and  
215 everything that was discussed here has been addressed.  
216  
217 Ms. Mann - She was and they were all addressed.  
218  
219 Mr. Rich - Maybe this is her request that they be incorporated into the decision. If you could  
220 give us your clients wording and if we have issues with that we will let you know.

221  
222 Ms. Mann - Most of the changes would be included in the plan.  
223  
224 Ms. Mann - They are basically a bylaw interpretation.  
225  
226 Mr. LaCortiglia - Maybe we can summarize the first part essentially saying that all that is going  
227 to be shown on the revision of the plan.  
228  
229 Ms. Mann - Most of her concerns... Her property abuts the proposed entrance and her concern is  
230 the way the roadway will actually extend off of Lisa Lane. When the developer created her lot  
231 and the one next door, they put the abutter's driveway on her property. We will move that so  
232 that the driveway is no longer on her property. We cannot force the town to allow us to change  
233 the cul-de-sac. That is the town's property. Most people maintain the right of way in front of  
234 their homes. There is a very large area that is about a 10-15 foot strip of grass. Her frontage  
235 would be increased but she would not own it. With regards to safety concerns I don't really  
236 understand and am not certain. With regards to her concerns with the historic wall – we will not  
237 be removing any of the walls.  
238  
239 Mr. Rich - Is that included in some of the deeds as property?  
240  
241 Ms. Mann - Some of them do actually represent a boundary.  
242  
243 Mr. LaCortiglia - Would it be possible to shift that roadway away slightly?  
244  
245 Mr. Snyder - I believe this is the landscape buffer.  
246  
247 Mr. Williams - The way it is configured now, it is not possible. The house has to be set back a  
248 certain distance from the street and cannot go into the 100 foot buffer from the...  
249  
250 Ms. Mann - We told her we would not be taking down trees to the extent that wasn't necessary.  
251 We told her we would leave a lot of the trees in place on Lot 22. When they built their home  
252 they clear-cut it all the way to the property line so she has nothing on her side.  
253  
254 Mr. LaCortiglia - Any chance you could augment the landscaping on her property? That would  
255 have to be an agreement that you folks made with her.  
256  
257 Mr. Williams - There is space to do it on her property or on ours. That is something we will talk  
258 to our clients about.  
259  
260 Ms. Evangelista - Why don't you just answer this in writing about what you can do. I am very  
261 sympathetic with her issue.  
262  
263 Mr. Rich - When we were there they listened very carefully to what she had to say. If I  
264 remember they said they would make a green wall back there.

265  
266 Ms. Mann - If we had known some of these things we would have responded to you. The only  
267 thing that she is asking for that needs to be reflected on the plan is that. Everything else is what  
268 it is. We have to come in in that way for the road. As far as her privacy we will try to ensure it  
269 but she does not own the property behind her. The people next to her took down all the trees and  
270 Lot 22 is part of our subdivision and we put the house closer to the street to allow the people to  
271 have separation. We did attempt to respect people's desires.  
272  
273 Mr. Rich - About how far is closest corner of the house to the wall?  
274  
275 Mr. Williams - It is 50 feet by 20 feet off the property line to the driveway.  
276  
277 Ms. Mann - The plans will reflect what we have told her. It is difficult to make changes when  
278 your engineer is reviewing the plans.  
279  
280 Ms. Evangelista - Evidently she wrote this letter after the site walk.  
281  
282 Ms. Mann - I wish she had sent it to us because we would have at least tried to respond to her.  
283  
284 Mr. Rich - It strikes me that it is a confirmation of what was agreed.  
285  
286 Ms. Mann - I can assure you that once we get Larry's comments we will give you a  
287 comprehensive changed plan. Not only will we have Mr. Graham's comments, we will also had  
288 the first ConCom meeting.  
289  
290 Ms. Evangelista - I want her to be satisfied.  
291  
292 Ms. Mann - I want her to be too but she needs to be reasonable. She knows she cut down all her  
293 trees and she stated that she wished she hadn't.  
294  
295 Mr. LaCortiglia - Any more comments from the board because I'd like to open it up to the  
296 abutters?  
297  
298 Mr. Rizza - I have a question: parcel C, who is going to own it? That is not a buildable lot.  
299 What are the plans for it, who's going to own it and who's going to maintain it? I didn't buy a  
300 house in Stoneham; I bought a house in Georgetown. Is someone going to cut down all those  
301 trees and build a barn there?  
302  
303 Ms. Mann - People can do that if they so choose, however no. That lot is going to become part  
304 of parcel B they will form one lot.  
305  
306 Mr. Rizza - You are telling me that my neighbors could clear cut that all? So now I will see all  
307 the houses and I will see the road.  
308

309 Ms. Mann - If they wanted to cut the trees, they could. We don't have control over it. I don't  
310 believe their plans are to cut it all down.  
311  
312 Mr. Rich - When someone buys it will be their property.  
313  
314 {Mr. Snyder shows on the screen the areas that will be connected.}  
315  
316 Ms. Mann - They wanted additional land for a buffer so we worked a deal and we did a land  
317 swap.  
318  
319 Mr. Watts - What is with parcel A?  
320  
321 Ms. Mann - That is another piece. Parcel A represents the road layout.  
322  
323 Mr. Williams - It is a piece of land that abuts the road and is land that is between the road and  
324 Wilkins place. It is not part of the road.  
325  
326 Ms. Mann - Parcel A becomes part of parcel C. After the land swap, a portion of land will be  
327 transferred to Lot C.  
328  
329 Mr. Watts - I would not imagine that the stone wall will remain in the middle of the road.  
330  
331 Ms. Mann - That will be relocated to the property line. Because of where the wetlands are we are  
332 seeking a waiver to push the pavement closer to parcel B.  
333  
334 Mr. LaCortiglia - Do I see an edge of BVW (bordering vegetated wetland) there?  
335  
336 Mr. Williams - It is within the buffer zone. The work is within the 50.  
337  
338 Ms. Mann - But the actual pavement is not. It is confusing.  
339  
340 Mr. LaCortiglia - Let's see what this all looks like after the 19<sup>th</sup>.  
341  
342 Mr. Rizza - Basically I have the same issue that Ms. Nally does. I don't want to see the road  
343 from my house. Is there anything that can be done?  
344  
345 Mr. LaCortiglia - Parcel C has been granted to the owner of Lot C. Has that already been done?  
346  
347 Ms. Mann - We have a binding agreement.  
348  
349 Mr. LaCortiglia - So it is safe to say that you (Mr. Rizza) will have a neighbor who is Mahoney.  
350 You want to talk to them and be really nice to them. You may want to buy some of that land.  
351



352 Mr. Rizza - I bought a house in Georgetown and at least my back yard should be private. I  
353 understand he has the right to develop the property but I shouldn't have people driving by and  
354 looking in my back yard. I think I have a valid point.

355

356 Mr. LaCortiglia - You certainly do. If I were you, I would talk to my neighbor about buying  
357 some of their land it might help. You may want to consider that.

358

359 Mr. McLaughlin - Is parcel C a buildable lot?

360

361 Mr. Snyder - No, parcel C is not a buildable lot.

362

363 Mr. Williams - There is a note on plan that says it is not a buildable lot.

364

365 Ms. Evangelista - Is that because of the size or because it is wet?

366

367 Ms. Mann - Don't forget it will be adjoined with the abutting property owner.

368

369 Mr. Rich - I think the only issue for a buffer would be between you Mr. Rizza and the neighbor  
370 who is going to own that property.

371

372 Ms. Stead - Just a couple comments. I'm not sure if it was the last meeting or the one before but  
373 Mr. Rich you were talking specifically... My biggest concern about the project is twofold. I feel  
374 that the project is very dense with 24 homes in that area. My biggest concern really is safety  
375 issues on Searle Street. We talked about that Searle Street is not in good repair. It is one way,  
376 narrow and windy. It has some real issues in regards to site views and I've lived on Searle Street  
377 for 21 years. If we add 24 homes that potentially is another 75 to 100 cars coming in and out of  
378 this not grand street. Mr. Rich you made a comment that the developer could not upgrade or  
379 improve that street. You made reference to some court case. I did a whole lot of research on  
380 that and consulted with an attorney who said that is that is both true and not true. Developers  
381 routinely upgrade streets when they impact the project.

382

383 Mr. Rich - But they cannot be forced to.

384

385 Ms. Stead - Can I just finish? So routinely developers and it happens all the time that they  
386 upgrade streets that they are going to impact. What the attorney also said is that you can't have  
387 them build a new school etc... My feeling is that Searle Street is going to be directly related to  
388 the traffic coming in and out. It is a dangerous situation and is my biggest concern about the  
389 project. The other thing I wanted to make a comment about is that there is a whole lot of talk  
390 with neighbors and abutters trying to get everyone some privacy. When you think about this,  
391 right now in Georgetown we have been selling. As one Georgetown realtor, I have sold 25  
392 single family homes in 2013. Some of the higher end stuff is really moving. Some of the  
393 custom stuff is selling for really nice money. My point is this: I think a whole lot of people  
394 would be a whole lot happier if this project wasn't so dense. If the developer would seriously  
395 consider and I think Georgetown can certainly afford it some higher priced point houses. Some

396 bigger homes and bigger lots because you have some funky lots in here. As a real estate agent  
397 and I've sold everything from 100 thousand to million dollar houses. People don't like funky  
398 lots. I think if you think about this you may be able to appease a lot of the abutters who are  
399 unhappy and on the other end increase the price of the homes you are selling. And you'll make  
400 the same amount of money and make a lot of people happier. My biggest concern is the safety of  
401 Searle Street. 100 more cars a day is a huge impact on that street and I think it needs to be  
402 seriously addressed.

403

404 Mr. LaCortiglia - The only thing I can say as far as the safety is that a traffic impact study will be  
405 done.

406

407 Ms. Stead - When will that happen do you know?

408

409 Mr. LaCortiglia - We are waiting to hear back from the review engineer. Then we will get into  
410 that. As far as the density we always say watch what your zoning is.

411

412 Ms. Stead - I understand that. This is just another way of looking at it.

413

414 Mr. LaCortiglia - If the developer voluntarily made bigger lots we wouldn't stand here and say  
415 no you can't.

416

417 Ms. Stead - That's a lot of money being spent on little parcels of land. Just another way to look  
418 at it, that's all.

419

420 Mr. Rich - How many houses are on Lisa Lane?

421

422 Mr. Williams - Twenty five, one acre lots.

423

424 Mr. Rich - So on 25 acres you have 25 houses. I want to compare apples to apples. How big is  
425 this parcel?

426

427 Mr. Williams - 44 acres.

428

429 Mr. Rich - So in 44 acres there will be 24 houses. So there will be less number of houses per  
430 square foot of land.

431

432 Ms. Evangelista - Because of the water. There is a lot of water there.

433

434 Ms. Stead - That is not comparing apples to apples.

435

436 Mr. Rich - Of the 44 acres, how many acres do the houses cover? The lots are averaging how  
437 many acres?

438

439 Mr. Williams - I haven't figured it but it is more than an acre per house.

440

441 Mr. Rich - I just wanted to clarify that in my mind.

442

443 Mr. LaCortiglia - The density is what Georgetown zoning says. I've been saying this for decades  
444 to look at your zoning and pay attention to what your zoning is. You may not like what you see  
445 if you look in the crystal ball.

446

447 Mr. Grosslein - Shows his property on the plan. I appreciate the efforts the builder and Artisan  
448 Developers. They have been talking to us and telling us they will work with us and maybe give  
449 us some land and maybe some trees for a buffer. After listening to Ms. Stead, I understand that  
450 you guys are in business and want to make money but what is the feasibility of making fewer?  
451 The rate of return may be similar and it may take the crunch off some of the people's concerns.  
452 The way it is currently draw this lot right here is right on top of our pool and they are looking at  
453 how far back they can move it. Based on the way that lot is cut there are not a lot of options and  
454 the house will still be close to our pool. I am thinking that maybe that is one solution is to look  
455 at higher priced houses to be built.

456

457 Mr. LaCortiglia - Is that your question?

458

459 Mr. Grosslein - The other thing is that Searle Street is very dangerous but it is not the only  
460 dangerous area. By adding significant traffic to this area on Tenney and Marlboro as well I am  
461 convinced we have the three most dangerous intersections in town. Pulling out of these streets is  
462 taking your life in your hands. I know several people who have had accidents. That traffic study  
463 is going to be very important. What's the town doing to something that is going to tax the  
464 existing infrastructure? I just wanted to highlight that point.

465

466 Mr. LaCortiglia - Essentiality you would like to see as wide a traffic study as possible to  
467 incorporate as much of the road involved as possible. I am sure they will go back and consider it  
468 and if they do we will see any changes when the next plan comes out.

469

470 Ms. Mann - What we wouldn't mind discussing tonight is the scope of the traffic. As far as the  
471 relocating of the lots we have provided what we consider to be the most feasible layout for the  
472 lots. We would like to have our engineer to be given the traffic study. We would like to  
473 commission one so that you will have answers for the people.

474

475 Mr. LaCortiglia - I am speaking as one member of the board but I feel it would be most prudent  
476 to wait for Larry to get his comments back before we do a traffic study. I am hoping he would  
477 have some recommendations in that respect.

478

479 Ms. Mann - I agree and disagree. I hate to wait for Mr. Graham's comments and then wait again  
480 so that is my concern. I am not trying to rush it. My point is I keep hearing about the impact on  
481 Searle Street so it seems to me incumbent for us to give them the information.

482

483 Mr. Rich - What Mr. LaCortiglia is trying to say is that if you were to commission the traffic  
484 study now is that you may have to do it all over again.

485  
486 Ms. Mann - It would only be for certain intersections.

487  
488 Mr. Rich - I have no problem if they want to commission a traffic study. But you need to  
489 understand that you are doing so at your own peril.

490  
491 Ms. Evangelista - I think the most important part is that after you get finished with ConCom, you  
492 may not be allowed to build that many homes so your number of cars will be substantially less.  
493 Therefore how can you have a base for a traffic study?

494  
495 Ms. Mann - It's actually a great way to do it because the traffic study will look at the  
496 intersections and the current speeds, volume and site distances. I just feel that I am not  
497 responding to a lot of their comments and I have to keep saying nothing because I don't have an  
498 engineer that has looked at it. I am not trying to get around something or avoid anything I am  
499 just trying to get them information because it seems like you're spinning the wheels.

500  
501 Mr. Watts - You can do a traffic study I suppose if you want but as these gentlemen say there is a  
502 risk.

503  
504 Ms. Mann - I don't see it as a risk because we will expand it for you.

505  
506 Mr. LaCortiglia - The flip side of that is that we could ask for it to be done and you would still be  
507 paying for it.

508  
509 Ms. Evangelista - That doesn't mean that's the only traffic study. If you come in and they do it  
510 and base it on X amount of cars and the end result after ConCom is no that you don't have that  
511 many homes. We're going to get a traffic consultant.

512  
513 Ms. Mann - The traffic report is not based on the number of - never mind, forget it, that's fine.

514  
515 Mr. Snyder - I also think it is a matter of if you go ahead and do your traffic study, you establish  
516 a base line.

517  
518 Ms. Mann - That's my point, it is to establish a base line of the existing condition.

519  
520 Mr. Rich - It would be for the maximum amount that you could ever have so it would only get  
521 better.

522  
523 Mr. LaCortiglia - My only thing is why do two, if you can only do one. You are paying for them  
524 both.

525

526 Ms. Evangelista - Right. The decision is ultimately yours. I see some people in the back that are  
527 raising their hands.  
528  
529 Mr. Rizza - Is she's willing to do it then why don't we do it? All the way out to Rt. 133, that is  
530 all we are asking.  
531  
532 Ms. Mann - You can't ask that - that is what the board has to decide.  
533  
534 Mr. Rizza - It is the same that I showed the Board of Selectmen. {Shows on the plan the roads in  
535 question.}  
536  
537 Mr. Rich - What did the selectmen say?  
538  
539 Mr. Rizza - They asked for me to ask for a study.  
540  
541 Mr. LaCortiglia - We are not asking for a study at this time.  
542  
543 Mr. Ferrazza - I am asking for one.  
544  
545 Mr. Rizza - Mr. Williams can you explain this area on the map?  
546  
547 Mr. Williams - It is just a piece of land that we cleaved off because there was a request by one  
548 person...  
549  
550 Mr. Rich - Maybe I can help - the town's greenbelt if you will - that is adjoining land that would  
551 create a passageway.  
552  
553 Audience Member - Can you show where the power lines are?  
554  
555 {Power lines are shown on the plan.}  
556  
557 Mr. LaCortiglia - It is my understanding that the fee for the easement is on the land that is  
558 owned. The landowner owns the land not the power company.  
559  
560 {Mr. Williams shows the area on the plan.}  
561  
562 Mr. Snyder - Another way to look at it is in some way it has been given over to the municipality.  
563 The idea is to connect all these pieces of land to become a larger greenway connection.  
564  
565 Mr. LaCortiglia - It is not precluding it.  
566  
567 {Ms. Evangelista reads the 81M state subdivision law.}  
568  
569 Mr. LaCortiglia - I am not getting the impression that the board wants a traffic study at this point.

570  
571 Ms. Mann - We will wait until the board directs us.  
572  
573 Mr. LaCortiglia - Let's see what ConCom and Mr. Graham have to say. I have a funny feeling  
574 that we are going to want one. For you to do one and then do another one sounds kind of crazy  
575 to me.  
576  
577 Ms. LaPlaca - I am concerned about the water leaving the subdivision. Is the land being given to  
578 the greenbelt in the wetlands?  
579  
580 Ms. Mann - It has both wetland and uplands.  
581  
582 Mr. Williams - It is thirteen acres and it has wetlands and uplands. Four of the acres are wet and  
583 nine are up.  
584  
585 Mr. Snyder - The map shows the striped area as upland and the area within the green is wetland.  
586 To clarify it has not been given yet it has just been proposed.  
587  
588 Ms. LaPlaca - But if the greenway is to be continued then this would be deeded right? I am  
589 concerned about the water being pushed off the property. My area is being flooded and we  
590 cannot handle any more water in the area.  
591  
592 Mr. LaCortiglia - I am sure that he designed it for a 100 year storm event and his numbers are  
593 going to get checked by Mr. Graham.  
594  
595 Ms. Evangelista - How far away are you from this development?  
596  
597 Ms. LaPlaca - I am one abutter away from receiving the notices.  
598  
599 Mr. Snyder - You must be more than 300 feet away.  
600  
601 Ms. Evangelista - Does water come down Pillsbury or just the backyards?  
602  
603 Ms. LaPlaca - There is a new swamp in the area. The beavers set up a dam and it smells a little  
604 funky. I have a gummite swimming pool and a septic system so I am concerned about it.  
605  
606 Ms. Evangelista - You will show up at the ConCom meeting?  
607  
608 Ms. LaPlaca - Yes, I will be there.  
609  
610 Mr. Duncan - In regards to the water holding tank; can I get more description about what that  
611 looks like?  
612

613 Mr. Williams - It is designed in storm events to hold the water and treat the runoff so when it  
614 leaves the site it will be clean. It is designed to drain through the bottom after a storm and after a  
615 storm it would be dry. It is surrounded by dirt and grass.  
616  
617 Mr. Duncan - So it seeps down and not out?  
618  
619 Mr. Williams - Correct.  
620  
621 {Mr. Snyder shows on the screen the holding tank and the over flow area.}  
622  
623 Mr. LaCortiglia - It is only 4 feet deep.  
624  
625 Mr. Williams - The water does not get that high. The drainage now comes off that property and  
626 ends up in the wetland system. In order to mitigate the effects of the development, we build  
627 these areas so we can hold water back and not have an effect on abutting properties. In all  
628 storms we are showing a reduction in runoff from the site.  
629  
630 Mr. LaCortiglia - I am seeing a 100 foot buffer to a vernal pool? Was that determined to be a  
631 vernal pool by the ConCom?  
632  
633 Mr. Williams - Yes.  
634  
635 Mr. LaCortiglia - Was that in your ORAD? Well, we will see what happens after the 19<sup>th</sup>.  
636  
637 Mr. Williams - We are not in the buffer zone for that.  
638  
639 Mr. LaCortiglia - An interesting concept.  
640  
641 Mr. Rizza - The vernal pool is on the edge of his property which flows to Ms. Stead's property  
642 which goes to my property and I have two water crossings. I have 2.75 acres most of which is a  
643 swamp in the front. The water drains to the front of my property so that is where my concern is.  
644 I was a land surveyor for eleven years.  
645  
646 Mr. Williams - The only reason I looked is because... {Shows the flow on the plan.}  
647  
648 {Mr. Rizza shows the vernal pool on the plan.}  
649  
650 Mr. Rizza - Maybe we can get ConCom to come look at the property.  
651  
652 Ms. Stead - {Shows on the plan where the intermittent stream flows in the spring.} It is a pretty  
653 good river in the spring. Our concern is to make sure that it does not get worse. It erodes the  
654 road badly in front of our homes.  
655  
656 Mr. LaCortiglia - Not to interrupt but was that shown on your ORAD.

657  
658 Ms. Stead - I never saw it on any plan.  
659  
660 Mr. Williams - There is a wetland here. {Shows the flow from the wetland on the plan and  
661 where it runs during a storm event.}  
662  
663 Ms. Stead - Maybe you can do another retention area?  
664  
665 Mr. LaCortiglia - What you are telling me is that it is land subject to intermittent flooding that is  
666 not identified as a resource at all.  
667  
668 Ms. Stead - It is spring fed.  
669  
670 Mr. LaCortiglia - Sounds like it was not identified on the ORAD.  
671  
672 Mr. Williams - It is not a resource area.  
673  
674 Ms. Evangelista - So they did not put it in. That is the area that I remember being very difficult  
675 to keep dry going onto Searle Street. Right on that corner the previous road surveyor had a very  
676 difficult time with drainage there and it was always wet or with ice. So there is some way that  
677 water is collecting there so you might...  
678  
679 Mr. Watts - I think there is a great deal of ledge there.  
680  
681 Ms. Evangelista - That has always been a sore spot for the town to take care of. That area is  
682 crazy with water - it has been terrible.  
683  
684 Mr. LaCortiglia - In spite of the fact according to ConCom that it doesn't exist - have you  
685 accounted for it?  
686  
687 Mr. Williams - Yes we have accounted for it. We cannot increase the runoff off our property.  
688  
689 Mr. LaCortiglia - Mr. Graham will check all that.  
690  
691 Mr. Williams - ConCom approved putting in a septic system in front of 44 Searle and on 46. If  
692 that were a resource area it would not have been permitted. These were new lots.  
693  
694 Mr. Duncan - They built up the back of my yard on one side where the septic tank is and then it drops down.  
695  
696 Mr. LaCortiglia - That is the 100 foot separation that ConCom always requires between a  
697 resource area and a new septic system.  
698  
699 Ms. Evangelista - I hope we can discuss Mr. Graham comments at the next meeting.  
700



701 Mr. LaCortiglia - I hope we get them back by then too.  
702  
703 Mr. Rich - Mr. Snyder when you write to Mr. Graham can you express our disappointment that  
704 we did not have the information here?  
705  
706 Mr. Snyder - Yes, I will.  
707  
708 Mr. LaCortiglia - I would hope that we will continue this out and give Mr. Graham enough time  
709 to give his comments and responded to by the applicant in writing by the time we get to the next  
710 continuation. I don't want to walk in here at the next continuation pulling a fresh print of what  
711 Larry's comments are and having you folks say that you have to look at it.  
712  
713 Mr. Williams - As soon as we get the comments we will respond to them immediately. It would  
714 not take us very long and we prefer not to push it our too far.  
715  
716 Mr. Rich - If you can work things out with Mr. Graham before you come back to us would be  
717 good.  
718  
719 Mr. Williams - I have designed many projects that Larry has done the review on.  
720  
721 Ms. Mann - If you can get Mr. Graham to give us his comments in the next week we will  
722 respond pretty quickly.  
723  
724 Mr. Snyder - The Planning Board does not have a second meeting in December. January 8<sup>th</sup> is  
725 our next meeting with Park and Rec and the meeting on January 22<sup>nd</sup> is dedicated to bylaws for  
726 solar and wind.  
727  
728 Mr. LaCortiglia - So we are looking at February 12<sup>th</sup>.  
729  
730 Ms. Mann - That is 60 days!  
731  
732 Mr. Rich - How about if do the solar and wind for an update and find out where everything is?  
733 So then we can get Larry to a time frame. And if there is an issue...  
734  
735 Ms. Evangelista - The ConCom won't be ready in a month either.  
736  
737 Ms. Mann - Without coming back to you then we don't do the scope for traffic and then we are  
738 just delaying for the sake of delaying. A 60 day wait is a long time.  
739  
740 Mr. Rich - I agree, I don't like waiting 60 days then it starts to fall off people's schedules.  
741 Everyone starts to lose momentum.  
742  
743 Mr. LaCortiglia - Want hold a special meeting in January?  
744

745 Mr. Rich - I don't have a problem with that.

746

747 Ms. Evangelista - How about delaying the bylaw?

748

749 Mr. Snyder - You can open the bylaws and then continue that to a later date if you want. But  
750 your time is going to start running out for that as well.

751

752 Mr. Rich - **Motion** to continue this hearing to January 22, 2014 at 7:00 PM.

753 Mr. Watts - **Second.**

754 **Motion Carries: 5-0; Unam.**

755

756 **Planning Office:**

757 **1. Appointment of Planning Board representative to the C.I.P.C.**

758 Mr. LaCortiglia - I believe we have a form to sign. I believe this was already voted at a previous  
759 meeting.

760

761 Mr. Snyder - Yes, it was the October 9<sup>th</sup> meeting.

762

763 **2. Planning Department: Budget for Fiscal Year 2015.**

764 Mr. Snyder - Same expenditures but actually decreasing a little bit. What I forwarded onto the  
765 board is the format used at last year's budget proceedings. It has a changed format but the  
766 numbers are a bit less due to not having the pictromety bullet.

767

768 Mr. LaCortiglia - Is there a year that the DOR can make up their mind?

769

770 Ms. Evangelista - I have a question. Mr. Snyder you put down on there 40 hours for yourself.

771

772 Mr. Snyder - I work 40 hours per week and that includes the 8 hours that goes towards the  
773 Affordable Housing Trust.

774

775 Ms. Evangelista - I didn't realize that. When did that change?

776

777 Mr. Snyder - Last year. Last year was still the 40 hours but I was being paid out of the  
778 Affordable Housing Trust now the agreement is that the 32 hours I work for the Planning Board  
779 plus the 8 hours comes out of the Planning board account but the money is transferred from the  
780 Affordable Housing Trust into the Planning board account.

781

782 Ms. Evangelista - When does that happen?

783

784 Mr. Snyder - It happens every two weeks when I get paid.

785

786 Ms. Evangelista - So you work ten hours every day?

787

788 Mr. Snyder - Yes, 8:30 to 5:30 PM and then some night meetings which are at least three times a  
789 month.

790

791 {Mr. Snyder shows on the screen the draft budget for FY 2015.}

792  
793 {Discussion held in regards to the budget.}  
794  
795 Mr. Snyder - I have not made any changes from last year. The planning board has two line items  
796 which are salary and all other expenditures so if we go over our budget it is not a bust.  
797  
798 Mr. Snyder - For FY 2015 we will keep it the same as you are not considering salary at this time.  
799  
800 Mr. LaCortiglia - Are there any line items that should be increased?  
801  
802 Mr. Snyder - No. But I added in here on purpose two line items from MVPC. One idea I want  
803 the board to consider is: the current use of MIMAP which is very useful in the planning office.  
804 It is a portal to MV GIS data base. On average I am getting 2-3 residents coming in for wither  
805 refinancing or purchasing homes and they don't know if they are in a flood plain or not. So quite  
806 often I have real estate agents and home owners coming in and asking if they are in a flood plain  
807 so I print out MIMAP. This is taking up some of my time that if you consider MIMAP being  
808 available for Georgetown residents to check out online for themselves.  
809  
810 Mr. Watts - I would love that.  
811  
812 Mr. Snyder - There is the ability for the MIMAP to be accessible to town residents.  
813  
814 Mr. LaCortiglia - The difference in cost is \$500 versus \$1000.  
815  
816 Mr. Snyder - The second option is \$1500 I believe and \$1000 if it is the same.  
817  
818 Mr. Rich - We pay \$1000 for it now?  
819  
820 Mr. LaCortiglia - No, this cost is over and above what we are paying. This is in addition to that  
821 cost.  
822  
823 Mr. Snyder - The cost now annually is \$1000.  
824  
825 Mr. Rich - What departments use it in Town hall?  
826  
827 Mr. Snyder - All town departments have access to it.  
828  
829 Mr. Rich - Do they contribute to the cost?  
830  
831 Mr. LaCortiglia - No, we bear the cost because when we tried to split it in the past it got too  
832 complicated and at the end of the year they didn't have the money in their budget.  
833  
834 Mr. Watts - What is the problem with us paying for it? It is directly related to us.  
835  
836 Mr. Rich - I'm trying to work it so there is enough money and if we get other departments to  
837 contribute then there is enough money so that the residents can have access to it.  
838

839 Ms. Evangelista - How much did you return this year because every year we return money to the  
840 town that we don't spend?  
841  
842 Mr. Snyder - I don't know the FY is not over yet.  
843  
844 Ms. Evangelista - Last year was about \$4000 to \$5000 wasn't it?  
845  
846 Mr. Snyder - It was about that. Also included in that \$1000 is our activity over at MV with me  
847 acting as commissioner, it pays for the 38 hours of technical assistance. It is not just for  
848 MIMAP.  
849  
850 Mr. Watts - I think we can make a strong case by the value of opening this to the residents.  
851  
852 Mr. Snyder - A lot of municipalities around here do it.  
853  
854 Mr. LaCortiglia - I am not convinced there is any real demand for it. For \$1500, I don't think  
855 there is a real demand for it. I don't think that two dozen people would use it.  
856  
857 Mr. Watts - If they knew about it they would use it.  
858  
859 Mr. Snyder - It is a web based portal. I get phone calls constantly with people asking questions  
860 all the time and all that could be easily found out with this.  
861  
862 Mr. Rich - But you could notify the town of this with the utility bills - print out a notice to be  
863 included with the bill.  
864  
865 Mr. Watts - In the Georgetown Record there should be information like this. This is the 21<sup>st</sup>  
866 century.  
867  
868 Ms. Evangelista - Is it a onetime fee of \$1500?  
869  
870 Mr. LaCortiglia - Annually. If I thought people were going to use it, I'd say yes.  
871  
872 Ms. Evangelista - I bet realtors already have it.  
873  
874 Mr. Snyder - I get realtors all the time with many different questions.  
875  
876 Ms. Evangelista - Do you charge them? There should be a fee if someone asks for it.  
877  
878 Mr. Watts - I don't.  
879  
880 Mr. Rich - Don't we pay for enough in this town?  
881  
882 Ms. Evangelista - Realtors are probably using it frequently.  
883  
884 Mr. LaCortiglia - I can see a realtor paying for it but not the homeowner.  
885

886 Mr. Rich - That's an interesting concept. Maybe we can query MV to see if it can be restricted  
887 to just residents.

888  
889 Mr. Snyder - I don't know if that is possible but I can talk to them about it.

890  
891 Mr. LaCortiglia - Just so I feel comfortable with this. The folks out there send Mr. Snyder an  
892 email stating that you would like MIMAP and if you get 20 emails let me know Mr. Snyder and I  
893 will change my vote.

894  
895 Mr. Snyder - Another thing is that I can add it into the budget and it can always be taken off.

896  
897 Ms. Evangelista - If we can charge \$3 for someone having a yard sale then I think we can charge  
898 for this.

899  
900 Mr. Watts - There are ways to do it - a \$5 access charge maybe?

901  
902 Ms. Evangelista - We're not going to do the M-Accounts? I oppose, I think we should do it.

903  
904 Mr. LaCortiglia - It is almost 9:00 PM. We will wait until next time.

905  
906 Mr. Rich - **Motion** to adjourn.

907 Mr. Howard - **Second.**

908 **Motion Carries: 4-1.**

909  
910 **Meeting adjourned at 8:51 PM**