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**MEETING MINUTES**  
**GEORGETOWN PLANNING BOARD**  
**Wednesday, February 27, 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, (Arrived at 7:35 PM); Mr. Howard Snyder, Town Planner; Ms. Wendy Beaumont, Administrative Assistant.

**Not Present:** Mr. Bob Watts

**Meeting Opens** at 7:13 PM.

**Approval of Minutes:**

**1. Minutes of February 13, 2013.**

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

Ms. Evangelista - **Second.**

**Motion Carries: 3-0; Unam.**

**Correspondence:**

**1. Vouchers:**

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

Ms. Evangelista - **Second**

**Motion Carries: 3-0; Unam.**

{Discussion held in regards to the BSC Group voucher and time spent on the projects.}

Mr. Rich - In regards to Harmony Lane, on page 2 of 3, I do not like comment that all bounds were waived – that is not correct. I thought we came up with off sets, not complete waivers.

{Reading of the Plan Review and discussion held in regards to the bounds and which were waived and which were accepted.}

Ms. Evangelista - Do we get to look at the plan before it is recorded to see that it is put in?

Mr. Snyder - The Site Engineer will send us a Mylar saying that he has found it all acceptable. And after it is signed it will then be recorded.

45 **New Business:**

46 **1. ANR: Ingraham and LaSpina land swap.**

47 Mr. Williams - My client purchased the last lot on Blueberry Lane as shown on this plan. The  
48 way it is shaped and because of the wetlands, he had to move the house. He wanted more  
49 flexibility as to the location to the house so he made a deal with the Ingraham property to swap  
50 some land. There will be another 18,000 square feet in the Ingraham property.

51  
52 Mr. LaCortiglia - This is a tree farm right?

53  
54 Mr. Williams - The tree farm ends here (shows on the plan). This gives a better shape to build  
55 on. There is a tax implication and they will have to pay a small amount.

56  
57 Ms. Evangelista - Why was this plan like this?

58  
59 Mr. Williams - It is a more desirable shape and it does have the appropriate frontage etc.

60  
61 Mr. Rich - So they swapped off wet land for dry area?

62  
63 Mr. Williams - Actually, they swapped dry for dry.

64  
65 Mr. Rich - So the total square footage is well within the requirements.

66  
67 Mr. Williams - The swap was only to improve the shape of 5A.

68  
69 Mr. LaCortiglia - This lot does confirm to zoning.

70  
71 {Mr. Howard arrives at 7:35 PM. Discussion held in regards to the Planning Board getting  
72 notified and that they were not notified as the request went to the Selectmen and there was not  
73 time for any of the Boards to get back to the Selectmen before the action was actually taken.}

74  
75 Mr. Rich - **Motion** to endorse the ANR Plan of Land dated February 12, 2013.

76 Mr. Howard - **Second.**

77 **Motion Carries: 4-0; Unam.**

78  
79 **2. ANR: 41 Jewett Street.**

80 Mr. Snyder - {Gives overview of ANR} Everyone was given a full sized copy in their packet.

81  
82 Mr. Rich - This is Mr. Morehouse's property?

83  
84 Mr. Snyder - Yes.

85  
86 {Board members look at the ANR plan.}

87

88 Mr. Snyder - The plan shows the new lot for the ANR with adequate frontage – meets the zoning  
89 requirements. When first submitted I told him I wanted clarification in regards to the Jewett  
90 Street right-of-way to clarify if the property has adequate frontage and access. I believe he does.  
91 He has introduced on the plan the reported old line of Jewett Street as shown between the stone  
92 walls. This is the old Jewett Street right-of-way width.  
93  
94 Mr. LaCortiglia - Let the records show that the date on the plan is 9-13-04 and that the land  
95 surveyor has stamped the date as 2-4-2013.  
96  
97 Mr. Snyder - I have not been able to locate any information about the old Jewett Street alignment  
98 as being a tax lot.  
99  
100 {Discussion held in regards to the lots on Jewett Street and who owns them.}  
101  
102 Ms. Evangelista - So this is a registered lot that he cannot build on?  
103  
104 Mr. Snyder - Correct.  
105  
106 Mr. Howard - That kind of takes away the frontage  
107  
108 Mr. Snyder - The frontage is still on Jewett Street. When the new Jewett Street alignment went  
109 through, the old alignment was given up by the county to the Town. I believe it is still a public  
110 right-of-way.  
111  
112 Mr. Howard - I think that they should extend the property sideline bounds all the way to the  
113 current Jewett Street to have actual frontage.  
114  
115 Mr. Snyder - So you need to decide if that way is adequate for him?  
116  
117 Mr. Howard - If I were the building inspector, I would not consider frontage on an abandoned  
118 ROW adequate in this situation.  
119  
120 Mr. LaCortiglia - What was the date of the vote of abandonment?  
121  
122 Mr. Snyder - The County gave it over to the Town in 1955.  
123  
124 Mr. Howard - I think this whole Jewett Street thing needs to be resolved.  
125  
126 Ms. Evangelista - I think that if they just made this one lot it would be alright.  
127  
128 Mr. Snyder - They can't as this old alignment is a public right-of-way.  
129  
130 Mr. Rich - For everybody's benefit I think it should be brought to town counsel.  
131

132 Mr. LaCortiglia - At this point, there are questions about the adequacy of the way.  
133  
134 Mr. Snyder - I think the concern is as to whether it is a way or not.  
135  
136 Mr. Rich - You do not have to have frontage on a public right-of-way. I would like town counsel  
137 to tell me if this is correct.  
138  
139 Mr. Howard - If this ROW is now used for personal parking and is not maintained by the town, it  
140 is not Jewett Street anymore.  
141  
142 Mr. LaCortiglia - Can I call your attention to the Form A that was submitted.  
143  
144 {Reads the submitted Form A}  
145  
146 Mr. LaCortiglia - Perhaps instead of going to town counsel maybe we can bring this to the town  
147 clerk to see if this is maintained or not and used as a public way.  
148  
149 Mr. Snyder - I don't think she will know decisively.  
150  
151 Mr. LaCortiglia - How about we ask her and if she does not know then we can send it to town  
152 counsel.  
153  
154 Mr. Howard - I don't want to pass on a mess.  
155  
156 Mr. Snyder - Perhaps when town counsel looks at this, they can also address Hazen Court?  
157  
158 Mr. Rich - Where is the certification?  
159  
160 Mr. LaCortiglia - We should find out.  
161  
162 Mr. Rich - **Motion** to ask the Town Clerk to certify that the portion of Jewett Street shown  
163 on the plan and represented as the frontage in the event that the town clerk does not certify,  
164 then submit to town counsel.  
165 Mr. Howard - **Second**  
166 **Motion Carries: 4-0; Unam.**  
167  
168 **Planning Office:**  
169 **1. Financial Committee: Update.**  
170 Mr. Snyder - The Finance and Advisory Board could not meet due to the blizzard. It's been re-  
171 scheduled to March 9<sup>th</sup>.  
172  
173 **2. Pre-Construction Meeting Form: Updated.**  
174 Mr. Snyder - The PDF has been sent out.  
175

176 **3. M-Account #26439: 20 Nelson Street - Certificate of Vote.**

177 Mr. Snyder - This has already been signed earlier this evening.

178

179 **4. Open Space and Recreation Plan: Update.**

180 Mr. Snyder - You have received a copy of the executed contract.

181

182 Mr. LaCortiglia - Just to announce, the Open Space and Recreation Plan is going to be up-dated  
183 by Brown Walker Planners.

184

185 Mr. Snyder - I am contacting them to find out what their next steps are and their timeline.

186

187 Mr. LaCortiglia - That would be helpful. Maybe we could also write up an announcement for  
188 the paper, something like a press release?

189

190 **Member or Public Reports:**

191 **1. Any concern of a planning board member or member of the public.**

192 Mr. LaCortiglia - I have a letter of correspondence here dated February 26, 2013, which was  
193 received today and from the Co-Chairs of the School Building Committee.

194

195 {Reading of above mentioned letter.}

196

197 Mr. Rich - I would like a copy of this letter marked "Exhibit A" and put in our file.

198

199 {Discussion held in regards to the timing of the letter sent from the Planning Board and the  
200 return letter from the School Committee and whether or not it had been addressed at the  
201 School Committee meeting.}

202

203 Mr. Rich - This letter is dated February 26, 2013. Ms. Evangelista you are on this committee  
204 correct?

205

206 Ms. Evangelista - Yes.

207

208 Mr. Rich - Now, our letter went to them the day before their last meeting.

209

210 Ms. Evangelista - Yes.

211

212 Mr. Rich - Was it discussed at that meeting?

213

214 Ms. Evangelista - No.

215

216 Mr. Rich - We are getting this response today. Were there any meetings between the last  
217 meeting and today?

218

219 Ms. Evangelista - No.

220

221 Mr. LaCortiglia - Note that this letter is signed by the co-chairs of the School Building  
222 Committee. Ms. Evangelista do you know if the committee ever met to discuss this?

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Ms. Evangelista - No, it was never discussed.

Mr. Rich - Ms. Evangelista was our letter ever emailed to the other members that you know of?

Ms. Evangelista - No.

Mr. Rich - **Motion** to enter into an **Executive Session** with the intention of not returning back into public session for the purpose of discussing potential litigation strategies.

Mr. Howard - **Second.**

**Roll call** vote held as to whether or not to enter into Executive Session.

Ms. Evangelista - Aye.

Mr. Rich - Aye.

Mr. Howard - Aye.

Mr. LaCortiglia - Aye.

**Meeting adjourned at 8:16 PM**