

MINUTES
GEORGETOWN PLANNING BOARD
Wednesday, October 12, 2011
7:30 p.m.

Present: Mr. Harry LaCortiglia, Vice-Chairman; Mr. Tim Howard; Ms. Matilda Evangelista; Mr. Chris Rich; Mr. Nicholas Cracknell, Town Planner; Ms. Michele Kottcamp – Asst. (Mr. Hugh Carter arrives at 8:20pm)

Mr. LaCortiglia opens the meeting at 7:45pm.

Board Business

Minutes – March 9, 2011

Mr. Rich- **Motion** to accept minutes of March 9, 2011 + Exec Session Minutes

Mr. Howard- **Second.**

Motion carries 3-0-1 (Mr. Howard abstains)

Vouchers

None.

Correspondence

None.

Other Business

Richardson Lane Street Acceptance-

Mr. Cracknell - Gives summary. Richardson Lane came in winter for a street acceptance/Form J. See Exhibit 1. We had 120 days to bring the Deed of Easements to each of the developers. In July, Mr. Bussing's attorney did a title rundown and discovered the fee was not reserved therefore each owner owned to the middle of the street. We got deed easements from all lot owners (total 5). There are 5 lots with a 10 ft path as the 6th lot. Parcel A was to be deeded to Mrs. Richardson into her lot. She is the 7th deed that owns to the middle of the street. All 7 owners did not realize they owned to the middle of the street. Mr. Bussing could not obtain all signatures by August 30th, the deadline. This way should be accepted by the town and should go again to Town Meeting on November 14th. The Planning Office has reviewed all 7 deed easements as well as Town Counsel. It seemed like the right thing to do to put it on the Town Warrant.

Mr. LaCortiglia - The deed of easements from Louise Richardson were approved by town Counsel?

Mr. Cracknell - Yes

Mr. Rich - Can we change that to “shall be recorded” from the word “may’

Mr. Cracknell - We are here tonight to recommend to the Board of Selectmen that the plans get recorded.

Mr. LaCortiglia - The Board of Selectmen has referred this to the PB. The plans need to be approved and recorded.

Mr. Rich - **Motion** to recommend to the Board of Selectmen to place the acceptance of Richardson Lane at the special town meeting on Nov 14th and the order of layout be approved and the roadway acceptance plan dated 2-14-11 be recorded at the registry of deeds.

Mr. Howard- **Second.**

Motion Carries. 4-0; Unam

Mr. Rich - Who is paying town Counsel’s bill? The fee was not reserved.

Mr. Cracknell - There is no fee for that and there might be a deterrence in the developer doing that. Maybe the streets should stay private until we reserve them. Every project is not the same.

Mr. LaCortiglia - The fee in the layout of the road needs to be reserved before the first lot release.

Mr. Cracknell - Requests that Ms. Evangelista bring in the current bylaw. It can be in the Certificate of Vote.

Ms. Evangelista - This was supposed to be a private road.

Mr. Bussing- I have already paid a \$4,000 attorney bill and your attorney reviewed the documents.

Mr. LaCortiglia -The sooner this becomes public, the town can collect the Chapter 90 money and can help augment any costs for attorney fees.

(Mr. Carter Arrives)

Richardson Lane ANR

Mr. Cracknell - ANR Richardson Lane shows Parcel A being combined with Lot A3 to become Lot B. Lot B = A + A3. Mrs. Richardson owned all the lots. Parcel A was to be deeded to Mrs. Richardson. They are conveying it to Richardson to create an ANR lot on

Richardson with 125 ft of frontage. Mr. Bussing will need approval from this Board, if he comes in on West Main it would not be a minor modification.

Mr. Rich - The decision should say it may require PB decision.

Mr. LaCortiglia - My understanding the plan shows the appropriate frontage on Richardson Lane.

Mr. LaCortiglia- **Motion** to endorse the ANR Plan titled Plan of Land located in Georgetown, MA, dated Sept 19, 2011 by Professional Land Services.

Mr. Rich- **Second Motion Carries. 5-0**

Mr. Rich - The neighbors discussion with Mr. Bussing. It would be helpful if you gave us a list of your suggestions for Planning Board consideration.

Mr. Cracknell - Requests all three parties to be back here.

Mr. LaCortiglia - My understanding is that Mr. Bussing has the right to begin his ANR or come before this Board with a Minor modification and have a driveway off Richardson Lane. If he chooses the second scenario, there is no requirement. There is no requirement for a notice to abutters. Could we give them a courtesy notice?

Mr. Rich - Asks Mr. Bussing if he would agree to notify the abutters of his minor modification?

Mr. Bussing- Agrees to do so.

Ms. Evangelista - In my mind, I would not want access on Main St if I were to buy this lot.

Mr. Rich - I agree it is a public safety issue to come out on West Main Street.

{Discussion from neighbors}

Nancy Dimento 4 Richardson Lane

It is an admirable neighborhood. We are surprised to hear about another proposed house. We had a meeting a couple days ago. Each of us has an easement in the deed for that property, we would like to know the rock wall and signage will stay along with the property being maintained. We would like Jim to consider leaving as many trees as possible with the house being more forward on West Main Street that originally proposed. She points to the buffer zone with as little impact of the buffer zone and additional trees to block the view the house. We are concerned about the young kids

during construction. We want the vehicles will park well away from West Main Street. Landscaping, rock wall and street light is not properly functioning. They want an additional street light added. We ask that the new house stays in character with the existing neighborhood.

Mr. Rich - Asks about a covenant for the house choices.

Mr. Carter- Thanks the neighbors.

Pondview Estates-Modification Request

Mr. LaCortiglia **Motion** to deem this a minor modification.

Mr. Rich - **Second**.

Motion Carries. 5-0

Andy Street, engineer is present

Mr. Rich - **Motion** to approve minor modifications as stated for discussion

Mr. LaCortiglia – **Second** for discussion

Motion Carries. 5-0

Ms. Evangelista - Asks for Andy to point to the two protected areas. Conservation did want a Conservation Restriction.

Jeff McMath- States it is Deed Restriction, not a Conservation Restriction.

National Heritage is saying we are disturbing 2 acres. Our fee is based on 2 acres for the whole project to the natural habitat for the turtles and salamander. Parcel A – National Heritage made us make that area bigger. Conservation did not want that Parcel A. Fish and Game wanted that area. Con Com said they would only take it if the State did not want it. We moved the log cabin out of their buffer zone. Two property lines have been shifted. Lots 5,6,7 will be deed restricted.

Jeff- In order to have the buildable lots, we subtracted from the other lots as much as we could to create parcel A. We had to put a Deed Restriction on the Parcel A.

Mr. LaCortiglia - Con Com does not want Parcel A.

Mr. Cracknell - The commonwealth wants two acres.

Mr. LaCortiglia - Sheet C-2 asks question about the concrete bounds. How many?
Approximately 35?

Andy- There is no change to the roadway. The utility easement of Lot 6 was extended.

Mr. LaCortiglia - **Motion** to continue to Oct 26, 2011 with the understanding the Planner draft a revised decision for the Board.

Mr. Rich – **Second.**

Motion Carries. 5-0

ANR 172 E. Main Street

Land owned by UFP- (United Foam Plastics)

Lou Mammolette, Engineer is here on behalf of the Park and Recreation. (Recipient of land being donated by UFP.)

Mr. LaCortiglia - **Motion** waive the Filing Fee

Mr. Rich – **Second.**

Motion Carries 5-0

Lou – We identified a small parcel of land that UFP has graciously donated to the town. (4596 sq. ft. lot)

Mr. Rich- **Motion** to endorse ANR Plan dated Sept 28, 2011 and titled UFP Technologies, Inc. located 172 E Main Street in Georgetown, MA.

Mr. LaCortiglia- **Second**

Motion Carries 5-0

Deer Run

Attorney David Harris is present for the applicant, David Carullo.

Lot 37 was conveyed out about 3 weeks ago. It is physically in the Plan Room at the Boston Land Court. It is not on record at the registry of deeds.

Mr. LaCortiglia - **Motion** to release Lots 32-35 as shown on Plan 11639H on file in the Land Court office of Boston.

Mr. Rich Second

Motion Carries 5-0

Official Town Map

Mr. LaCortiglia - **Motion** to recommend correction of the Official Town Map to Board of Selectmen for Special town meeting.

Mr. Rich - **Second.**

Motion Carries 5-0

Mr. LaCortiglia- **Motion** to enter into Executive Session for the purpose of discussing the position of Town Planner stipulating that the Board will not be returning to Public Session.

Mr. Rich - Second

Mr. Harry LaCortiglia,- Aye

Mr. Tim Howard - Aye

Ms. Matilda Evangelista- Aye

Mr. Chris Rich- Aye

Mr. Hugh Carter - Aye

Board Enters into Executive Session

Mr. Cracknell An appropriation could be made at town meeting to appropriate funds what the best means are for either increasing the town planner hours. Money may be available in an existing account now. We have to fund the support staff for 6-12 months to handle the on-line permit tracking software.

Mr. Rich - We are filling an existing position, not creating a new one.

(Mr. LaCortiglia excuses himself for the evening and leaves for work)

Mr. Cracknell - Do you want to post the position for 24 hours, 32 hours or full time?

Mr. Rich- **Motion** for Planning Board to notify Selectmen of Mr Cracknell's departure and the urgency to fill the position and it is the consensus of this board that the hours are not less than 32 hours.

Ms. Evangelista- **Second.**

Motion Carries 4-0,

Mr. Cracknell - If you fund it at 32 hrs, the Town Planner will not be doing the Affordable Housing Trust function or the on-line permit tracking.

Mr. Howard - **Motion** to adjourn

Ms. Evangelista- **Second.**

Motion Carries 4-0

Meeting is adjourned at 10:15pm