

**MEETING MINUTES  
GEORGETOWN PLANNING BOARD  
Wednesday, November 17, 2009  
7:00 p.m.**

**Present:** Mr. Tim Howard; Mr. Harry LaCortiglia; Mrs. Matilda Evangelista; Mr. Rich; Ms. Michele Kottcamp – Asst.

**Absent:** Mr. Carter (arrives at 7:15PM); Mr. Nicholas Cracknell

**Board Business 7:00 p.m.**

**Minutes – 4/22/09**

Mr. Chris Rich motions to accept the minutes.

Ms. Evangelista – Second

All in favor? 4-0; Unam (Mr. Hugh Carter absent)

**Vouchers – Total \$229.16**

Mr. Chris Rich motions to approve the vouchers totaling \$229.16.

Mr. Howard- Second

All in favor? 4-0; Unam (Mr. Carter absent)

**Correspondence –Little’s Hill Form M signature by Chairman**

Mr. Chris Rich makes a motion to have Mr. LaCortiglia sign as acting Chair on the Form M Subdivision Permit for Little’s Hill. The expiration date is noted as June 30, 2010.

Tim Howard – Second

All in favor? 3-0; Unam (1 abstention- Ms. Evangelista)

**Other Business –**

**ANR Application – Lot 16 Carlton Drive**

Mr. Barry Enos- Trustee and property owner of Lot 16 Carlton Drive. Mr. Enos shows the plan and the industrial building currently on lot 16. He states that no lot lines have changed but land court needed a stamped and signed plan with signatures which he never received when the plan had originally been approved by the Planning Board several years ago.

Mr. Rich- Reads the Town Planner’s comments that states the ANR plan appears to meet the requirements for the ANR endorsement. Lot 67 is being added to Lot 69. Note that the Assessor’s records already indicate that the parcel was merged with Lot 69 when it

was purchased many years ago to expand the existing operations on the site. The Town Planner's comments are noted as Exhibit 1 of the Draft Comments which are on file in the Planning office. The Assessor indicated that the records show the existing operations on the site as noted on Town Planners exhibit 1 in draft comments. Are all the taxes current?

Mr. Barry Enos- Yes, the taxes are current. The building has been there since the 1980's. The plan was never signed by the Planning Board and stamped. Now the land court wants to see the plan stamped.

Mr. LaCortiglia- The back corner of the building is very close but Nick explained there was a variance granted on the plan.

Mr. Rich- Will you be recording the variance as well?

Mr. Enos- The variance was recorded in 1984/85.

Mr. Rich- Motion to endorse the ANR plan entitled Plan of Land in Georgetown, MA and dated September 14, 2009 and stamped Paul J. Donohoe, 9/14/09.

Mr. Howard – Second

### **Discussion?**

Ms. Evangelista- We have to clean this up. This is a puzzle to me when it's dated 1987 and the Registry just took it.

Mr. Rich- If it's recorded, it's already a matter of record. All the records travel with it to the registered side.

Mr. LaCortiglia- As an ANR endorsement, there is appropriate frontage and there is adequate area for the zoning area.

{Mr. Carter arrives at 7:15PM}

All in favor? 4-0; Unam (Mr. Carter abstains)

{ANR Plan for Carlton Drive is endorsed by board member rsf. Mylar is signed by all Board members and given to Mr. Enos}

### **ANR application – Lot 77A Thurlow Street**

Jeff Horne is present as the applicant. He explains that the ANR plan is a single lot subdivision. It fronts directly on the Mass. Fish and Wildlife property. [Mr. Rich reads

the Town Planner's comments as shown in Exhibit 2 of the Town Planner's comments that are on file in the Planning office.]

Mr. LaCortiglia- [To the applicant] You're looking for an ANR endorsement of the lot. This Board should be looking at the frontage which is 160' and should be looking at square footage which is more than 1 acre.

Ms. Evangelista- You don't have the frontage on Lot 77B.

Mr. LaCortiglia- It's designated as "not a building lot."

Mr. Carter- How are you going to get the frontage for that building lot on Lot 77B (the back lot)?

Mr. Rich- They could request a variance which is not easy to get.

Mr. Horne- That would be a discussion for another night and "yes," waivers would need to be granted.

Mr. Carter - He has the land but not the frontage.

Ms. Evangelista- You would need a common driveway.

Mr. Horne- We were trying to avoid that.

Mr. LaCortiglia- Let's wait until we see the definitive subdivision plan.

Mr. Rich- Are you planning to loop the water system?

Mr. Horne- I don't know.

Mr. Rich- You may want to consider bringing it from Lot 77a to Lot 77b and going back into the service to create the loop. I would like you to consider doing that and keep it in the same trench.

Mr. Rich- Motion to endorse the ANR plan of land as proposed - located in Georgetown, MA, Lot 77A and 77B Thurlow St. Plan is dated 10/20/09 signed and stamped by Bob Grasso of Professional Land Services as concerns Lot 77A for the ANR endorsement.

Mr. Howard- Second

All in favor? 5-0; Unam

{Planning Board members sign and date mylar plan}

## **Little's Hill - update on Affordable Housing Account**

Ms. Evangelista- Where was the money placed?

Mr. LaCortiglia- It was placed in the revenue account of the town and gained interest. It was not a Trust when it was set up.

Ms. Evangelista-That interest should go into the Affordable Housing Account. That interest should not be transferred to the Trust.

Mr. Howard- That is no concern of ours.

Mr. LaCortiglia- That money would go into the Town's general fund. It could be allocated out. The town accountant could figure that out. When those monies go before town meeting to be transferred from this account into the Trust, they would probably have to do it as free cash.

Mr. Rich- Now that there is a Trust, that would be the trustee's job to question or determine that. It is now not under our jurisdiction. We shouldn't step on their toes.

## **Chaplin Hills Update – HOA/Punch List Discussion**

Mr. Carter, Chairman, reads comments from the Town Planner in his draft comments dated November 16, 2009.

### **Cont. Public Hearing(s): Pondview Estates**

| The [Cont.](#) Public Hearing for Pondview Estates is being continued to December 9, 2009 per written request of the applicant, Mr. Scott Green, submitted on November 16, 2009 which is on file in the Planning office.

| Mr. Howard- Opened [Cont.](#) Public Hearing for Pondview Estates.

Mr. Carter- Second

All in favor? 5-0; Unam

| Mr. Rich- Move to continue [the Cont.](#) Public Hearing for Pondview Estates to 12/9/09.

Mr. Carter - Second

All in favor? 5-0; Unam

Mr. Howard- Motion to adjourn the meeting

Mr. Rich - Second

All in favor? 5-0; Unam

