

GEORGETOWN PLANNING BOARD MEETING
Wednesday, February 13, 2008
7:00 p.m.

Present: Mr. Rob Hoover, Chairman; Mr. Tim Howard; Mr. Harry LaCortiglia; Mr. Hugh Carter; Mr. Larry Graham, Consulting Engineer; Ms. Laura Repplier – Recorder

Absent: Mrs. Matilda Evangelista

Mr. Hoover opens the session at 7:08 pm.

Mr. LaCortiglia makes motion to engage Laura Repplier to prepare the minutes for the night's meeting - Mr. LaCortiglia / Mr. Howards seconds. Vote is 4 Aye, 1 Absent.

Board Business

Stone Row Extension Decision

Mr. Hoover – Is the board ready to sign the Stone Row decision for a common driveway & sub-division permit?

Mr. Graham – I have no comments. I have written this decision in a different format that is in common use. I think it is clear & easy to read. I have received no comments from anyone on the board or the applicant.

Mr. LaCortiglia – On the definitive sub-division plan it says the vote was taken on Jan 9 but the numbers aren't specified.

Mr. Graham – We can fill that in by hand.

Mr. Hoover – The meeting minutes confirm that the vote was unanimous, with all 5 members present.

Mr. Howard – I will file the decision with the Town Clerk.

Minutes

Mr. LaCortiglia makes a motion to accept as corrected the minutes of January 23, 2008 without Executive Session. Seconded by Mr. Howard. Vote is 4 Aye, 1 Absent

Financial Committee Budget

Mr. Howard - Sarah Buck already submitted these four scenarios of the budget before she left.

Mr. LaCortiglia – We seem to have all the information we could need. This is self explanatory.

Mr. Howard – We agreed this with Mrs. Buck before she left. Sandy Gerraughty said she was happy with what had been submitted so we should go forward with that.

Board is in agreement.

Dave Varga Construction

Mr. Howard – He said he had reviewed the sub-division regulations & had some questions. Who is present for the town at pre-construction meetings?

Mr. Hoover – The Town Planner attends, but I don't think Mr. Graham is usually there.

Mr. LaCortiglia – (Reads the bylaw defining who is requested to be there.) That doesn't mean all those parties will actually attend, just that they are notified and told that they may attend.

Mr. Howard – I gave him the list of who would be notified, but we can't say who would be attending. We must've already resolved this.

Mr. Hoover – Was he asking about any other procedures?

Mr. Howard – It looks like he's just asking who really shows up.

Mr. Hoover – It's in the ordinance & the information in the packet here can go to him.

Vouchers

Mr. LaCortiglia makes a motion to pay the February 13, 2008 voucher list to the total of \$702.85. Seconded by Mr. Howard. Vote is 4 Aye, 1 Absent.

Correspondence

Reviewed by the board.

Other Business

43-47 West St Public Involvement Meeting

Mr. LaCortiglia – We have received a letter from the Licensed Site Professional at 47 West St. They are holding the first of the PIP (Public Information) meetings on Monday, February 18th, at 6:30 pm at the Georgetown Library. That day is a public holiday and the library will be closed but the meeting is going forward anyway. The librarian confirmed that the library would be open for that meeting.

Mr. Hoover – We are informing the public of Phase II & III of the clean up at that site. Even though it is a holiday, the library will be open and that meeting will take place.

Deer Run Permit Extension

Mr. Hoover – Mr. Harris is asking to be put on the agenda.

Mr. LaCortiglia – That's been complete for some time. Mr. Morin mentioned there was a problem as there has been no snow plowing of Deer Run. There have been complaints from residents.

Mr. Hoover –Leave it up to Michelle Kottcamp to add this onto the agenda. They are just coming in to explain and giving an opportunity to ask questions.

Mr. LaCortiglia – They stopped working on this development a couple of years ago. I wonder if we'll have enough information to review it by next week. Shall we wait until we have a planner? I'll need to look at the file.

Mr. Hoover – Michelle can decide when she can get time in the agenda and the information to us. She will schedule it for then. Their sub-division permit may be expiring however.

Mr. Howard – We need to get whatever file information we have on this.

Mr. Hoover – Michelle will make the call on whether there is time to put on agenda for Feb 27th and to get the information to the board. If not, Mr Carullo needs to be informed.

School Vacation Week Office Hours

Mr. Hoover – The Planning Board office will be open 10 hrs during the week of school vacation.

ANR

237 Central Street

Rep: John Morin, Neve Morin

Mr. Morin – This is an ANR at the junction of Nelson St and Central St. The board asked that an additional note be added to plan.

Mr. Howard – Was it only one note about this not being our endorsement of the zoning?

Mr. Morin – Yes. That's what we discussed at the last meeting.

Mr. LaCortiglia – Are there no other changes?

Mr. Morin – No.

Mr. Howard makes a motion to approve and endorse the revised plans for 237 Central St. Mr. Carter seconds. Vote is 4 Aye, 1 Absent.

Continued Public Hearings

231 North Street

This hearing was cancelled.

Executive Session

Mr. LaCortiglia makes a motion to enter Executive Session to discuss litigation and personnel issues, returning to public session at 8 pm –

Roll Call to enter Executive Session:

Mr. LaCortiglia – Aye

Mr. Howard – Aye

Mr. Hoover – Aye

Mr. Carter – Aye

Resumes

Mr. Hoover – We received four, two were very interesting.

Mr. Howard – I'm happy to pick from those we received.

Mr. LaCortiglia – I'm also ready to pick two people to interview. The other two have no direct experience of planning.

Mr. Hoover – We should ask them both to come in.

Mr. LaCortiglia motions to have Steve Delaney invite Katrina O'Leary and Betsy Ware to come to the next meeting on February 27 to interview for the Town Planner position. Mr. Carter seconds. Vote is 4 Aye, 1 Absent

Litigation

Mr. LaCortiglia – This is regarding the 83 Baldpate Road denial. The owner is Mrs. Lucille Batal. Town Counsel asked us to have a meeting to talk to them before it went into litigation. They are not proposing an ISH now. They are proposing a health campus including elderly services, assisted living, and hospice care. It would involve a large expansion of use of Baldpate Hospital in a campus type environment. So when people age they come in, and can progress onto more care within the facility as needed.

Mr. Hoover – Is it continuing care?

Mr. LaCortiglia – They said a health campus. We met with Mrs. Batal, the project manager, Steve Delaney, and Neve-Morin. Their consultant seemed to have experience of this. It didn't look bad. The purpose of the meeting was to present the concept plan as an extension of Baldpate Hospital. It's part of an effort to de-institutionalize health care. She has been in health care for a long time. She said that a lot of elderly care places are very institutional. She thinks it is better if it's not institutional. This kind of project is their designer's claim to fame.

Mr. Hoover – Yes, the whole industry is heading that way. It is focussed on the resident and not the medical facility. Will they use the existing hospital?

Mr. LaCortiglia – The existing hospital would remain and the campus would spread out to other parcels.

Mr. Hoover – Can the land take it?

Mr. LaCortiglia – It's a perfect application for OSRD. It could incorporate into the slopes. We discussed that they would need to go to the ZBA. They said they've had zoning ordinances rewritten in other towns to accommodate this kind of plan.

Mr. Carter – Did they give an example of another town?

Mr. LaCortiglia – They worked on Kaplan in Danvers – that's a hospice - and Nicholas Woods.

Mr. Hoover – I know them all. The architects are EGA. The only difference in the model is the addition of the hospice. It's a complete spectrum.

Mr. Carter – That might be a good use for the town.

Mr. Hoover – It would be good for the town. There's no cost for the schools. It's a good use.

Mr. LaCortiglia – Neither Mrs. Evangelista or I showed yes or no. We said we would bring it back to the board.

Mr. Carter / Mr. Howard / Mr. Hoover – That sounds interesting.

Mr. LaCortiglia – They asked to be put on the agenda for Feb 27th as the judge has given them a deadline. I said Feb 27th was maybe not possible. I thought it might also be a good idea to hold off until we have a planner. They were amenable to that idea. The attorneys were not happy because of the court deadline but they agreed to wait past the 27th if they could get the judge to wait.

Mr. Howard – Is this just another way to stuff 70 houses on the site?

Mr. Howard – I also question how many housing units they want to try to get in there. We should also examine the tax implications – especially if it is non-profit. But it could be a great idea.

Mr. Hoover – There is no harm in listening. It opens up many many questions. What changed for them in approaching this idea?

Mr. LaCortiglia – ISH developments are not selling.

Mr. Howard – Yes, and prices are dropping steeply.

Mr. LaCortiglia – In many cases developers are going back to ZBA's to ask them to lift the age restrictions on the Over 55 ISHs.

Mr. Hoover – Does it hurt the town's position to open the door to this discussion?

Mr. Carter – It is showing good faith to the judge.

Mr. Howard – The concept sounds great but the devil is in the details.

Mr. Hoover – It can't be pro-forma on piece of paper.

Mr. LaCortiglia makes a motion to leave Executive Session and return to public session.
Seconded by Mr. Howard.

Roll Call to leave Executive Session:

Mr. LaCortiglia – Aye

Mr. Howard – Aye

Mr. Hoover – Aye

Mr. Carter – Aye

Mr. Howard makes a motion to adjourn the meeting. Seconded by Mr. Carter.
Vote is 4 Aye, 1 Absent