

Z BA minutes for February 7th 2003

7:05 PM call to order

Present James Ogden, John Pingree, Tom Mulligan, Tracey Hartford

Table review minutes to February 14th

Zoom invoice for December one more invoice and then switch to the town account no discussion new line Motion by J. Pingree to change the March 7th meeting to March 14th T. Hartford second all in favor

Correspondence 203 E Main St. continuance to May 2nd 2023, opinion from Town Counsel was to grant extension, T. Hartford, J.Pingree second all in favor

David and Julie Tremblay 188 E Main St. continuance to March 14, 2023, applicant is in the audience and agreed to attend the meeting on March 14, 2023 motion by J.Pingree, T. Hartford second, all in favor

Two notices from the Groveland Board of Appeals, court notices for decisions

Old business to amend rules of procedure tabled to March 14, 2023

J.Pingree motion to continue the business meeting to the end all in favor

Carlton Drive Water Resource Case #19-07

Tom Mulligan rules and procedure read the legal notice from April 2, 2019 and the ruling from Land Court, with the ruling the Zoning Board of Appeals conduct a public hearing on the Water Resource Special permit application. T Mulligan asked the representative if, at the April 2, 2019 public hearing, the applicant completed the presentation? Applicant's representative stated they did not.

Town Counsel has advised the Zoning Board of three choices:

1. To continue the hearing where it was left off, and the Board vote on the facts that they have
2. The applicant can withdraw the application without prejudice, and to re-apply
3. The applicant asks to start the hearing over with the new ZBA Board members, only Water Resource

Attorney Shawn McCormack representing G Mello Disposal, stated the applicant would like to proceed with option #3 (from above).

Also present for the applicant, Scott Cameron from Morin Cameron Group and Jason Mello, President of Mello Disposal Corp. Introduction by Tom Mulligan of board members.

Attorney McCormack informed the Board of additional rulings by Land Court. Site Plan approval is not required for this project and the Special Permit cannot be denied, but reasonable requirements can be made. DEP and Georgetown Board of Health have issued approvals.

Scott Cameron, professional engineer, presented plans dated January 31, 2023. Some debris already on site from previous owner out of resource area, soil testing has been conducted. Upon entering the site the first area will be the residential use area, trash compactors all the weather tight and fee based. Commercial to be located at the back of the property. All work, sorting, scale will be contained within building. Previous disturbed area will be restored.

100% storm water will be stored on site. Pavement storm water will be treated there will be no storm water discharge from the site. Site will be brought up above water table, restrooms and water service (sprinklers) 40% bigger than what is actually needed at the site.

Back property restored to wildflower area and wildlife habitat.

DEP will limit the materials to household and construction only.

Maintenance agreement was provided to the ZBA members. Written logs will be required as well as regular inspections by DEP

Description of how materials, both residential and commercial, will be dropped off at site

Height of the building will be 35 feet

Construction of floor concrete with drains to holding tank

Correspondence received from the Board of Health Tom Mulligan read the letter into the record

Four (4) floor drains to be put in the building design will be below building grade with one holding tank

Outside consultants reviewed for other Town Boards, Larry Graham, Planning Board, BSC for Conservation and Weston & Sampson for Board of Health.

Approximately 200 gallons per day for the septic less than household

Percentage of lot coverage: 15,000 square feet for the building and 3.3 acres in the water resource or 22 1/2%, no clearing of trees

Design will contain any hazardous material that may be inadvertently disposed of

Jason Mello, attendants are watching for what materials are being disposed of, rejected materials are placed back on the vehicle regulated materials as noted through DEP. Monthly inspections and maintenance training logs and detailed reports. Engineers are hired by Mello, but from a list of engineers from DEP

There should be no blowing of materials, due to all debris is off loaded in the buildings. Parking lot and site to be cleaned daily. Dense wall of evergreens and chain lock fence along Route 95. Covered trucks were part of the Board of Health site assignment

Storage of commercial equipment will just equipment for in the yard. Only one yard vehicle.

J.Ogden asked about the hot load area, this is a requirement of DEP to move any potential fire to a specified area to infiltrators system

Street sweeper on site for cleaning, no water usage for cleaning

No audience questions

J.Pingree reviewed the water resource bylaws

T.Mulligan asked about fuels. Jason Mello, no fuel on-site no on-site storage of hydraulic liquids servicing of heavy equipment will be done on site, container equipment will be done off-site

Zoning Board of Appeals
February 7, 2023

APPROVED MAY 2, 2023

DEP letter March 1, 2022 to be marked as exhibit #2 Board of Health, notice of decision site assignment letter dated May 18, 2022 to be listed as exhibit #3. Larry Graham will review Stormwater Management and will write his review at that time

Attorney McCormack would be agreeable to closing the hearing, pending information from consultants. Discussion between Board members agreed for a continuance, Attorney McCormack agreed.

John Pingree motion to extend hearing to March 14, 2023, Tracey Hartford second.

Attorney McCormick to draft decision

Continuance of business meeting e-mail copies of Leo Ryan's fee list, Special Permit time lapse check for deadline for town meeting, definition of in law/accessory apartment to be discussed with building inspector James Pike. Deadline for Town Meeting

John Pingree motion to adjourn James Ogden second all in favor

Respectfully Submitted

Robyn Holt, Administrative Assistant