

GEORGETOWN CONSERVATION COMMISSION

Memorial Town Hall * One Library Street * Georgetown, MA 01833

MEETING MINUTES – July 20, 2023

Conservation Commissions Present: C. Shreder, R. Bancroft, C. Candia, L. Umberger, Ida Wye

Staff Present: Julie Cantara, Conservation Commission Administrative. (all on Zom)

Absent: Tom Howland

START of the MEETING:

The meeting started with C. Shreder reading Governor Maura Healy's supplemental budget bill allowing for remote meetings. AT 7:00 P.M. Roll call was taken all in favor.

Minutes to approve

1. Rebecca Chane submitted a motion to approve the meeting minutes from June 15, 2023 – seconded by Rachel Bancroft. Bancroft, Chane, Candia, Umberger, Shreder, Wye – approve the motion – motion approved

Notice of Intent

2. **47 West Street (DEP #161-0889) NOI** continued from June 15, 2023
Construction of a 16-unit senior housing development.
R. Chane made a motion to continue 47 West Main Street to Aug 17, 2023– seconded by Chris Candia.
Row Call was taken all in favor.
3. **347 West Street (DEP #161-0921) GCC #2017-07 – NOI** – continued from June 15, 2023
Demolition of an existing barn and restoring the grades and revegetating with a wildflower mix to benefit pollinators, within the 100' Buffer Zone to Bordering Vegetated Wetlands.
R. Bancroft motion to continue 47 West Main Street to Aug 17, 2023 seconded by C. Candia. Bancroft. A roll call was taken all in favor.
4. **75 Central Street (DEP #161-0908) GCC #2022-17- NOI** – continued from June 15, 2023
Repair existing building into home office/single family' represented by Jon Haigh.
There appears to be some confusion regarding two NOI's for this property
It was noted that there were comments from the DEP regarding culvert repair on this property. The culvert will need to be repaired to meet State stream crossing standards. The conservation Commission agent spent time with the owners at the site to review acceptable wetland revegetation plans and the placement of "no cut/no disturb" stone bounds.
L. Umberger made a motion to approve 175 Central Street with the following conditions; 1 – repair the culvert to meet State Stream Crossing Standards; 2 – remove debris from buffer zone; 3 – follow the planting/restoration plan as reviewed at the site with agent and placement of the stone boundary with placards; 4 – the building

footprint will never move closer to the resource area. Motion seconded by C. Candia. L. Umberger then made an amended motion to include the Title in the project – seconded again by C. Candia. There were no abutter comments.

Rachel Bancroft “made a motion to close 175 Central Street – C. Candia seconded. Roll call was taken all in favor. R. Bancroft made a motion to approve 1717 Central Street NOI seconded by, C. Candia. Roll call was taken all in favor.

5 **83 North Street (DEP #161-0934; GCC #2023-06 NOI – New Septic System Installation.**

Jim Scanlon presented a 2-bedroom septic system in failure within Bordering Vegetated Wetland and withing 200’ of riverfront. The new septic design will be for a 3-bedroom septic to allow for future expansion and to meet Title V requirements. DEP issued a number without comment. R. Chane made a motion to close 83 North Street, seconded by R. Bancroft. Roll call was taken all in favor

R. Bancroft made a motion to approve 83 North Street not accepting the wetland lines, seconded by R. Chane. Roll call was taken all in favor.

6 **9 Beverly Drive (DEP #161-0935; GCC #2023-07) – NOI – New**

Construct a detached accessory structure within the buffer zone only. Overhead electric service to be supplied, no underground utilities are proposed. represented by Craig Marchionda.

The project involves the building of a garage with storage within the 50’ and 75’ buffer zones and 37’ from the nearest wetland area. Four trees to be removed. The applicant is pushing the project as far out of the wetland area as possible and as such will be seeking a variance from the ZBA. Since the applicant’s plans were preliminary, we asked to continue the meeting to our next meeting to have a more detailed plan of the project. R. Bancroft made a motion to continue the meeting to Aug 17, 2023 – seconded by C, Candia. Roll call was taken all in favor.

7 **10 Taylor Street (GCC #2023-08) – NOI – New**

Subsurface sewage disposal system upgrade represented by Jim Scanlon

Jim Scanlon presented a new septic plan for 2-bedroom septic in failure to replace by a new 2 bed represented by presented a new septic plan for 2-bedroom septic in failure to replace by a new 2-bedroom septic. The project does not yet have a DEP number so Jim Scanlon is asking for an emergency authorization considering the system is in failure. When the DEP number is received, this project will again appear before the board for formal closure. R. Chane made a motion to issue an emergency authorization to replace the failed septic at 10 Taylor Street; seconded by R. Bancroft. Roll call was taken all in favor. C Shreder asked that the project be continued to Aug 17, R. Bancroft made a motion to continue the hearing to August 17, 2023 seconded by C. Candia. Roll call was taken all in favor.

8 **5 Rock Pond Ave (DEP #161-0936; GCC #2023-09) – NOI – New**

Septic System Upgrade. Jim Scanlon representing

Commission agrees to remove abutter notification on Rock Pond and limit notification to 300’ – motion from Rachel Bancroft; seconded by C. Candia. Roll call was taken all in favor.

The new septic design will have a septic tank and pump to a leaching field – the system is called a Waterloo 330 BioFilter (pre-treatment system). The current septic is for a 2 bedroom and the new septic will remain a 2 bedroom. The DEP has approved this project without comment. R Bancroft motion to close the hearing on 5 Rock seconded by C. Candia. Roll call was taken all in Favor.

R. Chane made a motion to approve the septic system at 5 Rock Pond Ave. seconded by R. Bancroft Roll call was taken all in favor

9 **206 West Main Street (GCC #2023-10) – NOI – New**

The project includes remove a portion of a paved parking lot, landscaping improvements, and manage invasive species within jurisdictional area. 206 West Main Street as represented by Rich Williams; Gary Van Geyte and Nancy McCann. C. Shreder mentioned that there is an existing Order of Conditions from previous owners that needs to be addressed and closed. Rich Williams agreed that it needs to be closed. Rich Williams presented to the board an invasive species management plan and restoration. There was some discussion if this area fell within Natural Heritage jurisdiction; R. Chane confirmed that it did not. R. Chane made a motion to have a site walk on Thursday, July 27, 2023 at 6:30 pm – seconded by R. Bancroft. Roll call was taken all in favor. Carl asked for a written authorization for the commission to enter the property for the site walk.

Items not reasonably anticipated by the Chair 48 hours in advance of the meeting

- 10 Proposed vote to use Conservation land for the Border to Bost Share use Path – no discussion
- 11 Camp Denison – some concern over the high electrical expense, it was proposed that MASS SAVE be contacted for a review of energy efficiency. Harry Nelson and Jim Lacey provide an update on the project to renovate the Manager's dwelling. Anticipated cost of the building at \$71k, anticipated cost of new septic at \$35k. Julie Cantara to get back to Harry Nelson as to when the town warrant closes.

Chris Candia made a motion to close the meeting at 8:30 seconded by R. Bancroft. Roll call was taken all approved.