

# GEORGETOWN CONSERVATION COMMISSION

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

## MEETING MINUTES

February 17, 2022

Committee: Conservation Commission  
Date: February 17, 2022  
Time: 7:00 PM  
Location: Zoom

Commissioners present: Carl Shreder, Rachel Bancroft, Chris Candia, Tom Howland, and Laura Repplier

Staff members present: Steve Przyjemski

The meeting was called to order at: 7:04 PM

### **Carl Shreder starts off the meeting by reading off the following:**

This Public Hearing/Meeting is being conducted in a way that is an attempt to satisfy the Open Meeting Law, and other State Laws pertaining to the Public Hearings of the Town's Public Bodies. It is a good faith, best effort to comply with the Executive Order waiving certain provisions of G. L. c. 30A, sec. 20 during the COVID-19 pandemic, and Chapter 20 of the Acts of 2021, i.e., the pandemic extensions signed into law on June 16, 2021. Internet based technologies will be used by the Conservation Commission to conduct Public Meetings and Hearings until the Executive Order and its extension provisions are rescinded or terminated.

### **HEARINGS**

- **103 Lakeshore Drive (GCC# 2021-16) – RDA – (new)**  
Replace a retaining wall that was falling into the neighbor's yard.
- **47 West Street (DEP# 161-0889) – State NOI – (cont.)**  
Construction of a 16-unit senior housing development.
- **175 Central Street (DEP# 161-0908; GCC# 2021-01) – NOI – (cont.)**  
Replace an existing septic system, upgrade and renovate existing building, site work and replacement of drain pipe.
- **35 Charles Street (GCC# 2022-01) – NOI – (new)**  
Raze an existing single-family dwelling foundation and septic, and construct a new single-family dwelling, septic, & associated appurtenances.

### **BUSINESS / DISCUSSION ITEMS**

1. Items not reasonably anticipated by the chair 48 hours in advance of the meeting (Scholarship for \$375 for the North Shore Nature Program at Camp Denison).
2. Approve Meeting Minutes from the January 20, 2022 meeting.
3. Certificate of Compliance (COC) for 105-107 King George Drive (Canterbury Village); DEP# 161-0738.

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**HEARING: 103 LAKESHORE DRIVE**

**103 Lakeshore Drive (GCC# 2021-16) – RDA – new**

Replace a retaining wall that was falling into the neighbor's yard.

- Carl:** It being on or after 7:00, I'm going to open up the first hearing; an RDA. That's 103 Lakeshore Drive; GCC# 2021-16, and that's to repair a retaining wall that was falling into the neighbor's yard. This is listed as a continuation, Steve; is that true, or is it a new?
- Steve:** Carl, it's both. They were on the last agenda as new, but they weren't able to attend. And we had some notification to abutter issues, so it just took a little while to get them in. It's new before the Commission, but it's a continuation from last month, if that makes sense.
- Carl:** Okay, so I just want to make sure we're clear on that. This is also waterfront, correct?
- Steve:** Correct.
- Carl:** This is one that we'd have to vote on, on the notification to abutters around the pond.
- Steve:** Correct.
- Laura:** Did we notify the whole pond, or are we being asked to reduce that to 300 feet?
- Steve:** Requested to go to 300 feet. The applicant is on the line, but I think he called in – there he is, we got him. So, they requested to reduce it to 300 feet, which I support.
- Carl:** If we could have the applicant and/or the consultant identify yourself for the record, and essentially explain your project for us.
- I'm not hearing anything...
- Steve:** Al, we can kind of hear you. Could you speak up, or maybe get closer to your speaker?
- \*Still nothing audible.
- Steve:** Carl, I spoke to Al earlier yesterday, and he mentioned that he was going to be calling in on his cell phone. He was a little concerned about the ability to really connect in, so that might be what we're seeing.
- Kathy:** Steve, this is Kathy, I don't know if you can hear me.
- Steve:** Yes.

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**Kathy:** Okay, he did go in on the computer because I talked to him before he got on – so he is on the line.

**Carl:** Maybe his microphone is off?

**Steve:** No, he is on. I asked him to unmute himself, and he did.

**Kathy:** Are you there, Al?

**Carl:** I hear something faint in the background.

\*Al types into the chat that it's showing he has no microphone.

**Carl:** Ahh, it's showing he has no microphone.

**Steve:** There's some settings you can go into to fix that.

**Carl:** You'd have to go to the right-hand corner...

**Steve:** Becky, would you be able to give a quick overview? I can also do that on Al's behalf, and when he joins in, he joins in.

**Kathy:** It's actually Kathy, I'm on my daughter-in-law's computer.

**Steve:** Got it. Would you like me to take over for a minute?

**Kathy:** Sure. I can give a brief description if you want me to.

**Steve:** Is that ok, Carl?

**Carl:** That's fine.

**Kathy:** What happened was we had a retaining wall on the side of our house that was made out of railroad ties, and it started degrading and it got to the point where it was falling over, and we thought that the shed that was on our property was going to fall into our neighbor's house. Pieces of the railroad ties were falling into their yard. They were concerned about it, and naturally we were concerned about it, so we hired Greg Clark to come in and decide if we could repair or replace the wall; replacement was the only alternative we had, and of course it's not a good idea to replace railroad ties anyway – so, that's what we did.

**Carl:** So, you were replacing them with what, though?

**Kathy:** Replacing them with 2x5 cement blocks.

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**Carl:** Okay. And Steve, you've been out to this site?

**Steve:** Yes sir. To take a small step back, this was kind of a permit after the fact. I was notified of the work starting. No permit was issued before the work started. It was kind of leaning towards an Enforcement Order, but I truly believe the applicant wasn't aware that he needed a permit. It was on the opposite side of the house to the pond, and it was a retaining wall kind of supporting their driveway. It's a no-brainer; they have to fix it. It was pressure-treated timbers that was falling apart and flowing into the pond. It's a no-brainer; it's just more of a process/procedure issue.

**Carl:** Alright.

**Steve:** I did not issue an Enforcement Order, because I did not feel there was bad intention, and I allowed the work to continue, because if it didn't continue, we would've had erosion into the pond. I requested that they file an RDA after that fact.

**Carl:** I understand, certainly; you wouldn't want it to collapse.

**Steve:** Correct. This truly is an after the fact permit; just so people are aware. The work is done.

**Carl:** So, that's what I was going to ask next. The work is completed.

**Steve:** Correct.

**Laura:** Can you describe the impact to the pond?

**Steve:** It's negligible, Laura; it's on the opposite side of the house, so you have a very narrow lot; pond; a little bit of lawn; house, and then parking off of the road. If you notice on Lakeshore, a lot of the houses don't have driveways, they have parking off of the road that's 10 feet deep and 20 feet wide. That's more of what this scenario is. It's not a driveway, it's just parking off of the road. In the winter, they have no place to park. When they were doing this and the snow was coming in, they literally had no place to safely park, which is why I kind of allowed the work to proceed. It's not just their driveway, it's their parking area; it's their access to their home. Otherwise, they would have to literally park on the street.

**Carl:** Do they have to bring in any additional fill for that, or one-for-one replace the old, rotting ties versus cement blocks.

**Steve:** I think they worked with 99% what they had on-site. So, when they dug down for better foundations, they put in gravel, and a better foundation for the retaining wall. They gained a little bit of material, so they didn't have to bring in almost no material.

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- Carl:** In reality, concrete blocks are better for the pond than creosote-soaked train ties, which is carcinogenic.
- Steve:** If I had put an Enforcement Order on this, all of that would've been flowing into the pond all winter. Again, I talked to Carl and kind of made an executive decision to allow the work to continue.
- Laura:** Sounds good.
- Carl:** Formerly, just for the hearing, the Commission should vote to authorize the not full notification around the pond as part of the RDA. Any other questions from the Commissioners?
- Laura:** It sounds like an easy negative determination.
- Steve:** Absolutely. In my opinion, absolutely.
- Laura:** Okay.
- Steve:** In an ideal world, this is like that gentlemen's agreement handshake; it's a no-brainer, but because it's jurisdictional, it has to go through the Commission.
- Laura:** But it also sounds like it's way far away from the pond, behind the house, and a significant improvement to what was there before.
- Carl:** It's an existing, it's an improvement. It's not like it's a brand-new site, this is a repair of an existing problem.
- Steve:** I agree with you, Laura, but distance wise, it's actually crazy close. But, from a functional standpoint, it's far away. There's a lawn and a house in between, but it's still like 60 feet from the pond. So, yes and no. It's buffered by other structures and other activities; but distance wise, it's a waiver and it's jurisdictional. Just to clarify.
- Carl:** Are there any abutters to the project on Lakeshore Drive? If you'd like to make a comment, you may do so if you identify yourself for the record, please.
- Kathy:** I guess Al still isn't on, but there are abutters, and everybody has signed off on the paperwork, except for the people at 105; I did send them certified mail, return receipt requested.
- Steve:** Carl, that's more of notification to abutters. All abutters have been made aware, and the DEP has been made aware and signed off; no abutters have reached out to me with any concerns.
- Carl:** Okay. I will entertain a motion for the notification issue, and then we can go forward.

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**Rachel:** Mr. Chairman, I would like to make a motion to change the notification instead of the complete pond, to 300 feet, for 103 Lakeshore Drive.

**Laura:** Seconds motion.

**Carl:** We have a motion and it's been seconded to change the notification for around the pond to 300 feet. Is there any further discussion? All in favor, roll call vote:

**ROLL CALL**

**Rachel Bancroft**

**AYE**

**Chris Candia**

**AYE**

**Tom Howland**

**ABSTAINED**

**Laura Repplier**

**AYE**

**Carl Shreder**

**AYE**

Motion carries.

**Carl:** I'll entertain a motion to close the RDA for 103 Lakeshore Drive.

**Laura:** No, we haven't made a motion for the RDA; we only did the abutters.

**Carl:** That's right. I'll entertain a motion, if someone would like to give a negative determination.

**Chris:** So moved.

**Rachel:** Second.

**Carl:** We have a motion to issue a negative determination for 103 Lakeshore Drive, and it has been seconded. Is there any further discussion? All in favor, roll call vote:

**ROLL CALL**

**Rachel Bancroft**

**AYE**

**Chris Candia**

**AYE**

**Tom Howland**

**ABSTAINED**

**Laura Repplier**

**AYE**

**Carl Shreder**

**AYE**

Motion carries.

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**Carl:** I will entertain a motion to close the RDA.

**Rachel:** Makes a motion to close the RDA for 103 Lakeshore Drive.

**Chris:** Seconds motion.

**Carl:** We have a motion and it's been seconded, to close the RDA for 103 Lakeshore Drive. Roll call vote:

**ROLL CALL**

**Rachel Bancroft**

**AYE**

**Chris Candia**

**AYE**

**Tom Howland**

**ABSTAINED**

**Laura Repplier**

**AYE**

**Carl Shreder**

**AYE**

Motion carries.

**HEARING: 47 WEST STREET**

**47 West Street (DEP# 161-0889) – State NOI – (cont.)**

Construction of a 16-unit senior housing development.

**Carl:** It being on or after 7:05, I'm going to re-open up a Notice of Intent, State NOI for 47 West Street; DEP# 161-0889. That was the construction of a 16-unit senior housing development project. Have we been requested to continue this?

**Steve:** Yes sir.

**Carl:** Okay, do we have a date?

**Steve:** March 17<sup>th</sup> at 7:00.

**Laura:** Makes a motion to continue the hearing to March 17, 2022 at 7:00 PM.

**Tom:** Seconds motion.

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**Carl:** We have a motion, and it's been seconded to continue the State Notice of Intent for 47 West Street; DEP# 161-0889 to March 17<sup>th</sup> at 7:00 PM. Is there any further discussion? All in favor, roll call vote:

**ROLL CALL**

<b>Rachel Bancroft</b>	<b>AYE</b>
<b>Chris Candia</b>	<b>AYE</b>
<b>Tom Howland</b>	<b>AYE</b>
<b>Laura Repplier</b>	<b>AYE</b>
<b>Carl Shreder</b>	<b>AYE</b>

Motion carries.

**HEARING: 175 CENTRAL STREET**

**175 Central Street (DEP# 161-0908; GCC# 2021-01) – NOI – (cont.)**

Replace an existing septic system, upgrade and renovate existing building, site work and replacement of drain pipe.

**Carl:** Okay, and it being on or after 7:10, I'm going to re-open another notice of intent for 175 Central Street; DEP# 161-0908; GCC# 2021-01. That was to replace an existing septic system, upgrade and renovate existing building, site work, and replace drain pipes. And, what was the update on this? We've been requested to continue?

**Steve:** I did not hear from the applicants specifically on continuing this hearing, but that's kind of been the standing orders for the past 6 months. I'm recommending to continue because I haven't heard from them.

**Carl:** We're still waiting for some information from the Board of Health, or?

**Steve:** Correct. There's a bunch moving on that end, but nothing has been solidified at this point.

**Carl:** Okay. I will entertain a motion to continue this. Are we still looking at March 17<sup>th</sup>?

**Steve:** at 7:05, please.

**Rachel:** Makes a motion to continue the hearing to March 17, 2022 at 7:05 PM.

**Laura:** Seconds motion.



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**Carl:** We have a motion and it's been seconded, to continue the Notice of Intent for 175 Central Street to March 17<sup>th</sup> at 7:05 PM. Is there any further discussion? All in favor, roll call vote:

### ROLL CALL

<b>Rachel Bancroft</b>	<b>AYE</b>
<b>Chris Candia</b>	<b>AYE</b>
<b>Tom Howland</b>	<b>AYE</b>
<b>Laura Repplier</b>	<b>AYE</b>
<b>Carl Shreder</b>	<b>AYE</b>

Motion carries.

### HEARING: 35 CHARLES STREET

#### **35 Charles Street (GCC# 2022-01) – NOI – (new)**

Raze an existing single-family dwelling foundation and septic, and construct a new single-family dwelling, septic, and associated appurtenances.

#### **Present:**

Fred Peterson (Applicant)

Rich Kirby (LEC Environmental)

Cheryl Kelly (abutter at 40 Charles Street)

**Carl:** It being on or after 7:15, I'm going to re-open a Notice of Intent for 35 Charles Street; GCC# 2022-01. That was the raze an existing single-family dwelling foundation and septic, and construct a new single-family dwelling, septic, and associated appurtenances. If we could have the applicant and/or consultant, and if you could identify yourself for the record, please.

**Fred:** Fred Peterson, applicant.

**Rich:** I'm Rich Kirby from LEC, and I'm working with Fred on this Notice of Intent. Since our last hearing, we had an opportunity to meet with the Commission members out on the site, and get a sense of the existing site conditions; we saw the foundation and the driveway, the old septic tank that's behind the house, the fallow lawn area, the 2-story shed, lots of debris piles and some open areas where the site could use some natural vegetation. We also talked at the last hearing about the back side of the house – the extent of the rear of the dwelling, and how it was roughly 3 and 3 ½ feet closer to the wetland compared to the existing foundation, and we had an opportunity to work with the project surveyor and revise the plan a bit. We have the back of that house in line with the back of the existing foundation. We did expand the house a little bit to the East, to make up some for some of the lost square footage, but the house footprint is basically the same. Is that right, Fred?

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**Fred:** Yes, the same square footage from the front.

**Rich:** Same square footage.

**Carl:** That would be extending it toward the garage side?

**Fred:** The opposite side.

**Rich:** The opposite side. I can share my screen here, and show you the plans that we submitted, if Steve will allow me to share.

**Steve:** Julie's not here tonight, so I'll do my best.

**Rich:** Okay.

**Steve:** Sorry.

**Rich:** That's alright. While Steve's working on that, we've also added the erosion control line up against the lawn edge; as the Commission saw, the lawn edge had gone into the wetland, but we're proposing a fair amount of restoration there. We also revised the planting plan to show the Conservation markers, which I will show you, and we also doubled the amount of restoration plantings proposed at the site. Previously, we were only restoring those areas where there is debris, and we were going to remove the debris and replant those areas – we had 72 I believe it was, native shrubs, and we're doubling that with another 72 native shrubs; and those will be situated within those open areas that are in the back there that we saw. And I think the exact location will be decided at the time of the planting. I am able to screen share now, so here's the revised plan, and I've zoomed into the section where we're proposing development. You can see now the back of the proposed house is now in line with the back of the existing house. This is the area where we expanded slightly to the East. As a result of that expansion, the septic tank got moved a little bit further, so it's the requisite distance from the house. We do have that poly barrier; that impermeable membrane between the septic system and the proposed garage slab. A little bit of grading shown on the side, to reconcile the elevation difference. We have the erosion control boundary shown right along the base of what the lawn was; it goes around the pool area, all the way to the property boundary, so this entire back area will be protected during construction. I'm going to shift over to the planting plan now, and as the Commission recalls, those polygons that show the proposed native shrubs – these are the debris piles. We have the 2-story shed here, which will also be removed. Those debris piles will be removed and replanted as depicted here, and you can see the proposed plantings that we had; we had 72 down here as the total. We added all these shaded areas, which represents more or less the open areas within the wetland on the site that could use some plantings. So, we've doubled the number of plantings, and we specified an additional 72 plantings; native shrubs and sapling trees within that zone. We also on this plan show the conservation markers, which are these black dots here, and they basically follow the erosion control boundary as was shown on the other plan, following

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along up to the side property boundary – so the entire usable portion of the site if you will, is demarcated with these permanent markers along the proposed lawn edge, so there should be no confusion; certainly not for Fred, because he’s been part of this process, but certainly more for future property owners – they’ll understand that they can’t get in there. Permanent conservation markers with placards specified by the Georgetown Conservation Commission, in the Order of Conditions. So that is where we stand. I have been chasing DEP for a file number for several weeks now. I have an email chain, quite a long one with the DEP circuit writer for the Northeast region, Alicia Galen, and James Freely who’s in the Boston office, and the one in charge of issuing those file numbers. We provided both of them with the canceled DEP filing fee check a few weeks ago now, and I’m not sure why, but Alicia indicates that we should be good to go to have a file number issued. She indicated that early last week, and I’ve been chasing Jim, trying to get a file number issued. I left a message with him today, and I haven’t heard anything, so I’m not sure what the hold up is. We would at least like to get consensus with the Commission about the design, if possible, tonight. And, if we have to continue the hearing because no file number has been issued, at least the next hearing, the only outstanding item, hopefully will be the issuance of that file number. That’s where we’d like to be.

**Carl:** If the Commission is amenable to this plan as it is, essentially you wouldn’t even need to come to the next hearing.

**Rich:** That’s what we were hoping.

**Carl:** Any questions from Commissioners? I think everyone on the call was at the site. I think this was a good site to go out and take a look at, and then Steve, your input.

**Steve:** I had a few comments. The no-cut bounds are on a non-engineered surveyed plan; it’s kind of like the cartoony. It really should be on the plan that you guys are looking at right now. That’s not a surveyed plan, that’s more of a doodle.

**Rich:** This plan is derived from the plan that was prepared by the surveyor, and we have the CAD for this.

**Steve:** I know, but it would just be helpful to be on the other plan; we like to look at one plan to have everything on it. Part of my concern is, if you go back to the previous plan, you actually show a limit of work encroaching into a wetland, where the erosion control kind of jogs in, in a few spots.

**Rich:** Right here, you mean?

**Steve:** Yes, and to the left at the other corner. Your erosion control is in a wetland. It might be splitting hairs, but I think the perception is, that’s a wetland fill. I think it would be helpful to cut that corner, just to say that we’re not actually touching a wetland. I know it’s silly, because you’re removing debris from a wetland, but I think it would be helpful.

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**Rich:** Okay.

**Steve:** And also including the no-cut stone bounds on that plan, the planting plans are more of a wetland scientist putting plants in. The Commission looks at that for what species you're using, not for like to the inch. I think it would be helpful to have it on one plan.

**Carl:** I think that makes sense because this would be the actual plan that we would look at the date, and approve this specific plan.

**Steve:** I don't reference planting plans. We accept the plan that's in front of you right now, not a planting plan. Typically, we'd see that here, because then we could have it, "oh, the no-cut bound is 2 feet from a wetland" versus 2 feet from a sweet pepper bush.

**Rich:** Right. The no-cut bounds pretty much follow the limit of work line, but we'll get them on this plan.

**Steve:** Another thing I wanted to point out to the Commission: I've been trying to encourage them to stick to the existing footprint, so that there's no waivers requested, and they're getting rid of a lot of trash and doing a lot of improvements, but this is an encroachment into the buffer where they shouldn't be. They're encroaching at 35.1 feet where they shouldn't be. Early on I suggested some infiltration for the roof run-off, because there are some waivers to the Bylaw. There are improvements, but there are also encroachments. This is a very complicated site, but if there's any ability to do some infiltration off the roof, I think that would be really helpful.

**Rich:** I think the groundwater level is pretty high out here. There's not a whole lot of separation between the groundwater; I know we have a couple of feet on this slope here, but of course you need at least a foot of cover over the infiltration system, plus you have the depth of the infiltration system, and you need 2 feet of separation from the bottom of the system to the groundwater. Most of the increase of impervious area is where the garage is being proposed, but most of the garage – this is the footprint of the existing pavement; most of the garage is over existing pavement, and then we'll have the driveway coming in here.

**Steve:** Correct. I'm just looking for some potential improvements. Could you put some infiltration in above the garage, closer to the property line?

**Rachel:** I was just going to ask that.

**Rich:** What if, in lieu of infiltration we had the driveway be constructed of pervious pavers? That is also a reduction of impervious area, site-wide, because we'd be taking the entire driveway footprint and having it be constructed with pervious pavers.

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- Steve:** So, when you do pervious pavers; if it's not maintained or properly installed, over time they don't work. In my experience, every time we permit pervious pavement or gravel, five years later they come and say it's not working, and they want to do pavement. From an applicant's standpoint, I would spend some money up front, and just do it right.
- Carl:** I agree with the pavers. It looks good from a permitting standpoint, but they're not all that practical because the homeowner's forget to maintain them, and they don't really work that well. So, it looked good when we permitted it, but in reality, does it really make an improvement on the site? Eh, that's questionable in the long run.
- Rich:** Usually, when we propose the permeable pavers, we include a detail on the plan that shows how those are to be installed; basically, that the pavers are spaced 3/8" apart, they have several layers of washed stone beneath them, totaling 16-18" depending on the design of the block style that you choose. We could - often times Commissions require photographic evidence and receipts of the washed stone installation be provided. There really isn't a whole lot of maintenance. Unless you're going to put sand on your driveway every year, which this is going to be a pretty flat driveway; I don't think they're going to put sand - if anything they'll put down some salt or something. There's not a whole lot of opportunity for those to clog up on a residential application. I'm having a hard time seeing where we could put any infiltration, because the infiltration system has to be 10 feet from the house, it has to be a certain distance from the side property boundary, we can't do it over here because of the septic system; I'm sure the Commission doesn't want it behind the house.
- Steve:** How about where you have the lettering *oak to be removed*? That seems like a fairly large area. If it goes under the fence, the fence could be moved and then put back. Where you're showing to the right, that seems like a 20x20 area.
- Rich:** Right here?
- Steve:** Yeah. I mean, even if it's in the buffer, it's better than flowing as it is right now. We know what's going to happen; these gutters are going to float to the far corner at 35.1 feet, and then flow out into the wetlands. As it's shown, that's what's going to happen; so, anything better than that is a win. If you can infiltrate it to the top, it seems like a win.
- Carl:** If you look at the site with debris and all the other things out there, even what we see is an improvement because there's so much junk and debris out there, which certainly doesn't help the resources.
- Steve:** I see the debris as less of mitigation, because the owner doesn't want that debris out there; they're going to remove it anyway. If they'd remove the pool, that would be mitigation, because it's 20 feet from the wetlands. I see removing the trash as just taking care of their property. I think infiltrating would be great on this parcel.

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- Rich:** We're removing the trash, yes; but we're also removing this 2-story shed, and we're putting forth quite a robust planting effort here. I think it's more than just cleaning up the site to make it look good; I think this is pretty substantial.
- Rachel:** Steve, as far as infiltration, what did you have in mind? Just so I can get a clearer idea of what you're thinking.
- Steve:** I mean, you're talking a tank, a concrete tank, or some type of gravel infiltration. I'm not an engineer, that's for Rich and his team to deal with. This is so close to the wetland; all I can picture is this entire roof going into a gutter, 35 feet from a wetland, and it's just a garden hose sticking out - just spilling out, no infiltration, no sheet flow, just a garden hose dumping out at 35 feet. To Fred's point, I talked to Fred last week; it's an existing property and we're trying to work with them. Obviously, something's going to be built here. I'm just looking for any improvement we can get, because we're seeing more and more flooding in town. More and more every day, and so my goal is to reduce that.
- Rich:** What if we propose a 1,000-gallon (inaudible) concrete drywell back here; would that be adequate for the Commission? Then we could direct the back path. Your roof lines run this way, is that right, Fred?
- Fred:** Yes.
- Rich:** So, we could take the back half of the house that would flow to that low point, and direct it to a tank here.
- Carl:** That would be more than adequate from my perspective.
- Rachel:** Agreed.
- Rich:** Does that work for you, Fred?
- Fred:** Yeah, I think so. I've done other brands and styles, so whatever works.
- Rich:** We can talk with the surveyor about what to put on here.
- Fred:** I'm fine with that.
- Steve:** The Commission doesn't sign off on the brand, it's the gallons, so Fred can do whatever he wants, as long as it takes the first inch or a thousand gallons. It's just a concept, we don't care about the technology.
- Fred:** Yup, sure. Absolutely.

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**Rich:** Okay.

**Rachel:** Just a quick question: being out there, you have amazing things that are already growing and existing there; are you keeping those, or are you planning to remove them?

**Rich:** There's no plan to remove any of the existing, natural vegetation. We talked about getting in here with a small machine to remove all of this debris, and I think as we saw there's plenty of room to do that – especially now that we're just outside the growing season, before anything pops up. There are three pines here that we're going to remove, that you saw they're near the end of their life, and three pines over here that are going to be removed. Other than that, the existing vegetation will remain.

**Rachel:** So, you're leaving the rhododendrons, the yews and the holly?

**Rich:** Oh, the landscape plantings? I believe so. He's probably going to trim them back; they've gotten quite out of control.

**Fred:** I wasn't sure about those; I know we talked about them. I thought that there was possible relocating if we had to, so I guess my answer is that I hadn't really gotten that far.

**Rachel:** The only reason I bring that up is because the root systems of what is there right now, sets up a lot of clutter, and people don't fully understand that it's helping flooding issues. If you take them out, you're going to have a bigger problem with flooding.

**Steve:** There was a request from the applicant, and I did talk to Carl about this; about removing some of the trash during frozen conditions, so I did authorize that a few weeks ago. Fred, I don't know if you could give a quick update – have you done any work out there recently?

**Fred:** No, I haven't. With the snow, it's been a little tough, and then we had the thaw, so I figured we'd stay off it; just wait and see what you guys thought. And it thawed well.

**Carl:** We had the snow literally less than a week after we did the site walk.

**Fred:** Thank you guys very much for getting out there, it was great that you guys did that for me while you could. It was a cold day, and I appreciate that.

**Carl:** You're welcome.

**Steve:** From my perspective, with some of the small modifications we talked about tonight; infiltration, no-cut stone bounds, limit of work, we can't close because we don't have a DEP number. I think by next month we'll be in good shape if those few tweaks can be done by then.

**Carl:** I would be ok with that, if we could make those modifications.

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- Rich:** Is it too much of an ask to perhaps have maybe a draft Order of Conditions ready for the next hearing?
- Steve:** I would not recommend that. We've never done it before, so I would recommend against it. The DEP number is the biggest thing for me. How do I issue an Order of Conditions without a DEP number? It's not appropriate.
- Rich:** I was just thinking about saving Fred a little bit of time, since...I'm sorry Steve, go ahead.
- Steve:** We tend to close it, and issue it within the same motion. We issue it and we close it. If you guys can provide everything requested tonight, you guys don't have to show up at the next meeting, hypothetically. If the Commission's ok with it tonight, then the applicant can save money with having you show up; he can literally just show up and ask what we think. Motion to approve, motion to close, and it's done. Historically, that's how we've done it; we've never broken that procedure.
- Rich:** Okay, and then what's typically the timeframe for the actual document to be issued after the hearing is closed?
- Steve:** Monday morning, four days later.
- Rich:** Okay great, that's perfect. I was just trying to avoid the 21-day delay.
- Carl:** We typically don't make people wait the 21 days; we get these things out pretty quick.
- Rich:** Thank you.
- Steve:** It'll be out in the mail on Monday morning; literally Monday morning. Fridays the town hall is closed. Monday morning, it's in the mail before we leave.
- Rich:** Okay, perfect. Thank you.
- Carl:** Does any Commissioner have any issue with what we've discussed? I don't want to come into the next hearing and then have to try to re-evaluate the plan. The applicant won't be here, that'll slow the process down even further. If you have an issue, let's talk about it now. But I'm good with what we've discussed, as far as the modifications to the plan that I see here.
- Steve:** My only request would be, if I could get stuff in – we have a 5-day requirement for new information to come in. If I could get that in a little bit earlier, I could say that I'm good with it, so by the time I write my comments for the meeting it's a done deal.
- Carl:** Right, so that would mean by March 12<sup>th</sup>, we would need the revised plan. That gives us 5 days.



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- Rich:** We'll get it to you as soon as we possibly can. At this point, the limiting factor is the surveyor, and the surveyor is scheduled to revise the plan.
- Steve:** Got it, that would be great. Thank you, sir.
- Rich:** We'll send an email tomorrow with a visual representation of what the changes are. Just to be clear, we're going to square up this corner to make sure the erosion control is clearly outside the wetland boundary, as well as this corner right here. We're going to add a 1,000-gallon pre-cast concrete infiltration well, or similar, for the roof run-off from the back of the house to be directed toward it. And, we're going to add the black conservation markers...
- Carl:** Right, the stone bounds on this plan.
- Rich:** Yeah, on this plan. And make sure they're indeed outside of the wetland.
- Steve:** Can you bounce back to the revision planting plan for those no-cut bounds? Our regs require them at like 35 feet and stuff like that...ok, yeah, that looks perfect.
- Rich:** This is 25 feet, so they're about 30...I can't imagine that they're going to be more than 35 feet apart.
- Steve:** It's just nice to keep them in nice, clean straight lines, and I think you've done that.
- Carl:** I think that's well laid out, so the future owner or the existing owner could clearly tell where they're not supposed to go. Good.
- Steve:** So, 7:10 next month?
- Carl:** Let's see if there are any abutters out there. Are there any abutters to 35 Charles Street who would like to make a comment? Please identify yourself for the record.

**\*\*PUBLIC COMMENTS\*\***

- Cheryl:** Cheryl Kelly, right across the street from them, I'm at 40 Charles Street. I'm all for having Fred build his house and garage, and whatever else has to be done.
- Carl:** Very good.
- Fred:** Thank you.
- Carl:** Thank you. Any other comments?

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\*No one comes forward.

**\*\*END OF PUBLIC COMMENTS\*\***

- Carl:** I would entertain a motion to continue this Notice of Intent to March 17<sup>th</sup>. What was the time, 7:10?
- Steve:** Yup, correct. Also, do the Commissioners feel like they need anyone to attend if everything's in place? The applicant can because it's free, but do we need his representatives? Because that will cost him money.
- Carl:** If the items we discussed are on the plan, I don't see a need.
- Rich:** Fred can attend and I'll be on call. He can text me if something happens and you need me to jump on, I'll make myself available.
- Carl:** The sooner you get us the plan, the more we can evaluate it and know whether we're going to be good to go.
- Rich:** Right.
- Steve:** I think within a few days of the meeting I'll be able to send an email that says whether you need to attend or not.
- Carl:** Hopefully we get a DEP number between now and then, because otherwise we're going to be stuck again.
- Rich:** I hope so.
- Carl:** Just keep us updated on that as far as the DEP number.
- Rich:** Yes, as soon as I get a number, I'll forward it to Steve.
- Steve:** We check it twice a day, so we'll both know at the same time.
- Carl:** Okay, I'll entertain a motion to continue this to March 17<sup>th</sup> at 7:10 PM.
- Rachel:** So moved.
- Chris:** Second.

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**Carl:** We have a motion and it's been seconded, to continue the Notice of Intent for 35 Charles Street to March 17<sup>th</sup> at 7:10 PM. Is there any further discussion? All in favor, roll call vote:

**ROLL CALL**

<b>Rachel Bancroft</b>	<b>AYE</b>
<b>Chris Candia</b>	<b>AYE</b>
<b>Tom Howland</b>	<b>AYE</b>
<b>Laura Repplier</b>	<b>AYE</b>
<b>Carl Shreder</b>	<b>AYE</b>

Motion carries.

**BUSINESS: Meeting Minutes**

**Carl:** Does anyone have any comments? If not, I would entertain a motion to approve those meeting minutes. We also have a COC request, and we also have a request for the scholarship at Camp Denison Nature Program, for this coming summer.

**Rachel:** Makes a motion to approve the meeting minutes from January 20<sup>th</sup>.  
**Chris:** Seconds motion.

**Carl:** We have a motion and it's been seconded to approve the minutes of January 20, 2022. Is there any further discussion? All in favor, roll call vote:

**ROLL CALL**

<b>Rachel Bancroft</b>	<b>AYE</b>
<b>Chris Candia</b>	<b>AYE</b>
<b>Tom Howland</b>	<b>AYE</b>
<b>Laura Repplier</b>	<b>ABSTAINED</b>
<b>Carl Shreder</b>	<b>AYE</b>

Motion carries.

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**BUSINESS: Certificate of Compliance for 105-107 King George Drive**

- Carl:** We have a Certificate of Compliance for 105-107 King George Drive. I'll entertain a motion. Any issues with this, Steve? Is this good to go?
- Steve:** No. I think this took about 20 years to get pushed through because it's a really weird property in the sense that it's an association. When it's an association, they don't get closed out because there's no direct ownership.
- Carl:** This is the condo complex on Route 97, right?
- Steve:** Correct, and also the access is not in Georgetown; it's been a long time coming. I've been working on this for about 6 years, so I'm ecstatic to get this through.
- Carl:** Okay, I'll entertain a motion for this.
- Laura:** Makes a motion to issue the COC for 105-107 King George Drive.
- Tom:** Seconds motion.
- Carl:** We have a motion and it's been seconded to issue a COC for 105-107 King George Drive, Canterbury Village. Any further discussion? All in favor, roll call vote:

**ROLL CALL**

<b>Rachel Bancroft</b>	<b>AYE</b>
<b>Chris Candia</b>	<b>AYE</b>
<b>Tom Howland</b>	<b>AYE</b>
<b>Laura Repplier</b>	<b>AYE</b>
<b>Carl Shreder</b>	<b>AYE</b>

Motion carries.

**BUSINESS: Scholarship for Camp Denison's Nature Program**

- Carl:** Do you want to give us an update on the scholarship program, Steve?
- Steve:** Andrew reached out to me last week. He's gearing up for his program this summer, and he had one Georgetown resident reach out, requesting some assistance. Historically, we do 2-4 scholarships a year, last year we did none. I forget the specifics, but we skipped last year. This

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is a Georgetown resident requesting the scholarship, and the fee is \$375 for the program for one student. We have plenty of money to cover, and I think it's a good cause.

**Carl:** I think it's worthwhile. We should do a motion on this.

**Laura:** Makes a motion to approve the scholarship for the nature program at Camp Denison this summer.

**Rachel:** Seconds motion.

**Carl:** We have a motion and it's been seconded, to approve the scholarship to a Georgetown student, for the north shore nature program at Camp Denison this summer 2022. Is there any further discussion? All in favor, roll call vote:

### ROLL CALL

<b>Rachel Bancroft</b>	<b>AYE</b>
<b>Chris Candia</b>	<b>AYE</b>
<b>Tom Howland</b>	<b>AYE</b>
<b>Laura Repplier</b>	<b>AYE</b>
<b>Carl Shreder</b>	<b>AYE</b>

Motion carries.

### CLOSING THE MEETING

**Carl:** If there's nothing else, I'll entertain a motion to close.

**Tom:** So moved.

**Laura:** Second.

**Carl:** We have a motion and it's been seconded to close the Georgetown Conservation hearing for February 17, 2022. Is there any further discussion? All in favor, roll call vote:

### ROLL CALL

<b>Rachel Bancroft</b>	<b>AYE</b>
<b>Chris Candia</b>	<b>AYE</b>
<b>Tom Howland</b>	<b>AYE</b>
<b>Laura Repplier</b>	<b>AYE</b>
<b>Carl Shreder</b>	<b>AYE</b>

Motion carries, and the meeting is closed.

**G E O R G E T O W N   C O N S E R V A T I O N   C O M M I S S I O N**  
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The Meeting was adjourned at **7:57** PM. Documents and other exhibits used at the meeting will be available for review at the Conservation Office.

**\*\*\*\*END OF MEETING MINUTES\*\*\*\***

**This section is for approving the meeting minutes**

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Minutes for the Conservation Commission meeting held on February 17, 2022 were approved by a virtual roll call vote on March 17, 2022. The Chairman will sign the Meeting Minutes when in-person meetings resume.

Respectfully submitted,

Chairman: \_\_\_\_\_  
(signature)