

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

Committee:	Conservation Commission
Meeting Date:	July 21, 2022
Meeting Time:	7:00pm
Meeting Location:	Zoom
Commissioners Present:	Rachel Bancroft, Chris Candia, Tom Howland, and Carl Shreder
Staff Members Present:	Steve Przyjemski (Conservation Agent), and Julie Cantara (Administrative Assistant)
Minutes Transcribed By:	Julie Cantara
Meeting Called to Order:	7:02pm

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

This Public 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 new law, Chapter 22 of the Acts of 2022, signed into law on February 15, 2022. On July 16, 2022, Governor Baker signed into law an Act relative to extending certain state of emergency accommodations, which, among other things, extends the expiration of the provisions pertaining to the Open Meeting Law to March 31, 2023. Specifically, this extension allows public bodies to continue holding meetings remotely without a quorum of the public body physically present at a meeting location, and to provide "adequate, alternative" access to remote meetings. The Act does not make any new changes to the Open Meeting Law other than extending the expiration date of the temporary provisions regarding remote meetings from July 15, 2022, to March 31, 2023.

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HEARINGS

- 7:00 47 West Street (DEP# 161-0889) – State NOI – (cont.)**
Construction of a 16-unit senior housing development.
- 7:05 175 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.
- 7:10 93 Tenney Street (DEP# 161-0915; GCC# 2022-02) – NOI – (cont.)**
Construction of a commercial building with appurtenances within jurisdictional wetlands resource areas and/or associated buffer zones and local setback zones.
- 7:15 91 Tenney Street (DEP# 161-0920; GCC# 2022-06) – NOI – (new)**
Construction of a commercial building with appurtenances within buffer zone to jurisdictional resource areas.
- 7:20 47 West Street (DEP# 161-0921; GCC# 2022-07) – NOI – (new)**
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.
- 7:25 4 Richardson Lane (DEP# 161-0922; GCC# 2022-08) – NOI – (new)**
Demo an existing garage and construct a new garage/living space addition.
- 7:30 20 Marlboro Road (DEP# 161-0923; GCC# 2022-09) – NOI – (new)**
Replacement of an existing sanitary disposal system.
- 7:35 32 Elm Street (GCC# 2022-10) – NOI – (new)**
Replacement of an existing sanitary disposal system.
- 7:40 4 Barry Way (GCC# 2022-11) – NOI – (new)**
Proposed tree removal and invasive species management within the 100' buffer zone to Bordering Vegetated Wetlands.

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BUSINESS / DISCUSSION ITEMS

1. Items not reasonably anticipated by the chair 48 hours in advance of the meeting.
2. Approve Meeting Minutes from the May 19, 2022 meeting.
3. CoC request for 63 Jackman Street; DEP# 161-0392.
4. CoC request for 172 East Main Street; DEP# 161-0804.
5. CoC request for 27 Pillsbury Lane; DEP# 161-0880.
6. Discussion on clarification of misinformation.

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MEETING MINUTES

HEARING: 47 WEST STREET

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

Construction of a 16-unit senior housing development.

Carl: We have a hearing that's going to be continued, and it being on or after 7:00 I'm going to open the state NOI for 47 West Street, DEP# 161-0889; that's the construction of a 16-unit senior housing development. I see that we have not heard back from the developer, although the developer is going to be here tonight, and if the intent is to continue, I need to know a direction that they're going for that, otherwise we're just carrying this on for I'm not sure what reason.

Steve: I believe Mr. Seekamp is on the Zoom (call). I don't know if he's...I know he's here more for the other hearing, but he is here if he wants to speak about this, Carl.

Mike: Yes, we would definitely like to continue the hearing for the 16-unit project. I am here mostly for the demolition of the existing barn.

Carl: Okay, just for the record could you just state your name and...

Mike: For the record, Michael Seekamp, Seekamp Environmental Consultants, the consultant for Mr. Morello.

Carl: Okay, thanks. I'll entertain a motion to continue.

Rachel: Mr. Chairman, I'd like to make a motion to continue 47 West Street state NOI to...what time, Steve?

Steve: 7:20. August 25th at 7:20.

Rachel: August 25th at 7:20.

Tom: Second, Howland.

Carl: We have a motion and it's been seconded, to continue this Notice of Intent to August 25th at 7:20pm. Is there any discussion? All in favor, roll call vote:

ROLL CALL

**Rachel Bancroft
Chris Candia
Tom Howland
Carl Shreder**

**AYE
AYE
AYE
AYE**

Motion carries.

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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:** We have another one that I think they're requesting a continuance. It being on or after 7:05, I'm going to re-open a Notice of Intent for 175 Central Street; DEP# 161-0908. That's to replace an existing septic system, upgrade and renovate existing building, site work, and replacement of drain pipes. And again, Steve we haven't heard any feedback from the applicant here?
- Steve:** I believe the applicant is also on the call, and I believe they wanted a continuation. Brian Farmer is here, if he wants to speak about that. He's here for another project also, just like the last one.
- Carl:** If they formally requested a continuation, I guess we can do that. Alright, I'll entertain a motion to continue 175 Central Street.
- Rachel:** So moved Mr. Chairman, to continue to...
- Steve:** 7:25.
- Rachel:** At 7:25.
- Tom:** Second, Howland.
- Carl:** We have a motion and it's been seconded, to continue the Notice of Intent for 175 Central Street to August 25th at 7:25pm. Is there any further discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

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MEETING MINUTES

HEARING: 93 TENNEY STREET

93 Tenney Street (DEP# 161-0915; GCC# 2022-02) – NOI – (cont.)

Construction of a commercial building with appurtenances within jurisdictional wetlands resource areas and/or associated buffer zones and local setback zones.

Carl: We have another one, 93 Tenney Street. It being on or after 7:10 I'm going to open up the Notice of Intent for 93 Tenney Street, DEP 161-0915. That was the Construction of a commercial building with appurtenances within jurisdictional wetlands resource areas and/or associated buffer zones and local setbacks. We've been asked to continue this as well, I believe.

Steve: Correct.

Carl: Okay. I guess I would entertain a motion to continue.

Rachel: Mr. Chairman I'd like to make a motion to continue 93 Tenney Street to August 25th at...

Steve: 7:30.

Rachel: 7:30 please.

Tom: Second, Howland.

Carl: We have a motion and it's been seconded to continue the Notice of Intent for 93 Tenney Street, to August 25th at 7:30pm. Is there any further discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft

AYE

Chris Candia

AYE

Tom Howland

AYE

Carl Shreder

AYE

Motion carries.

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BUSINESS: MEETING MINUTES

- Carl:** Actually, we're a little ahead of schedule here, we have a couple minutes till the next hearing.
- Steve:** Want to do some minutes and some CoC's (Certificates of Compliance)?
- Carl:** Why don't we jump in and do some minutes. We have some minutes from June 16th.
- Rachel:** They're fantastic, per Julie's regular amazement.
- Carl:** Just to remind everyone, if you're not speaking if you could keep your mic silent, please so we don't get any feedback. Thank you. Alright, I'll entertain a motion for the June 16th minutes, if someone would like to make one.
- Rachel:** Mr. Chairman I'd like to make a motion to approve the meeting minutes from June 16, 2022.
- Tom:** Second, Howland.
- Carl:** We have a motion and it's been seconded to approve the meeting minutes from June 16, 2022. Was there any discussion, did anyone have any changes? If not, all in favor, roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

BUSINESS: DISCUSSION ON CLARIFICATION OF MISINFORMATION

- Chris:** Mr. Chairman I want to know if I could speak about some misinformation that happened during my reappointment process?
- Carl:** We have a couple minutes to do that. I just want to be clear that we're not talking about specific cases or specific people.
- Chris:** No, not at all. It had to do with septic systems that we approve, and I just wanted to clarify that since 2015 to present, we have had 34 septic systems brought before us, and 75% of them were approved within one meeting. It was stated that our septic system approval takes four meetings, so I just wanted to clarify that; that 25 of those septic systems took one meeting, 5 of those septic systems took two meetings, three of those septic systems took three meetings, and one septic

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system took four meetings, which actually had an addition and a driveway as part of that project. I just wanted to add that in as a clarification to perhaps some misinformation that might have happened.

Carl: I would have to agree with that. I hear comments often that just aren't all that factual regarding septic, sheds and other types of permitting. What I'd like to make clear to everyone is that we have recorded meetings, we have meeting minutes, we have all kinds of documentation if people would like to access that information; it is available as public documents. It seems to be the way of the nation now, everyone just kind of runs with a narrative whether it's true or not. But we have the information and there are always extenuating circumstances in some cases, but sometimes these things are very specific, but I would agree with you on that.

Rachel: I'm so glad that both of you brought it up. Just as a little side note, that people can actually request from the cable company that does this, they can request an actual meeting and whichever Board they need it from on a date, and they will actually send it to your email. So, if you wanted to watch that meeting, it's archived and you can call it forward; so that's also public information. I was also...I personally was concerned about the misinformation regarding sheds. In all honesty I can't remember the last time a shed was in front of us as an approval process, because to the best of my recollection, Steve had been approved by us in early June of 2020 to approve any shed that was movable and wasn't on a fixed foundation up on blocks; as long as you could pick it up and move it.

Carl: Right, we had streamlined that process just to make it easier for the Commission itself, that we didn't have to have a full NOI for some of these things...

Rachel: But also easier for the public, because they didn't need a full NOI.

Carl: Right, because we would consider a shed like that a non-permanent building.

Rachel: And I cannot remember the last time, unless it was an existing structure...

Carl: Or it was tied in with some other sort of an NOI like building a house and there just so happened to be a shed; for just a straight up shed, it's been a long time. I would agree with that. Again, I just want to make it clear that this information is available, as far as documentation – we're not afraid of the facts.

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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HEARING: 91 TENNEY STREET

91 Tenney Street (DEP# 161-0920; GCC# 2022-06) – NOI – (new)

Construction of a commercial building with appurtenances within buffer zone to jurisdictional resource areas.

Present:

Devon Morse from Hancock Associates (Wetland Scientist)

Deb Colbert from Hancock Associates (Project Engineer)

Carl: We are past 7:15, and I'm going to open up a new Notice of Intent for 91 Tenney Street; DEP 161-0920. That's the construction of a commercial building with appurtenances within buffer zone to jurisdictional resource areas. If I could have the applicant and/or the consultant, and if you can identify yourself for the record, please.

Devon: Good evening, Commission members, Devon Morse here, project wetland scientist for Hancock Associates. Also, tonight we have Deb Colbert on as project engineer.

Carl: Before we start, I just want to make sure we have the green cards for the new NOI.

Devon: Everything's all set, I spoke with Julie today.

Carl: Okay, just want to be legal and make sure that we have everything. I appreciate it, thank you.

Devon: Absolutely, Mr. Chairman.

Carl: Go ahead.

Devon: I'm just going to share my screen, if I may.

Carl: Sure.

Devon: Steve, can I do that?

Steve: I believe I have it set up already. Give it a try.

Devon: Okay.

Steve: Yes, it's set up so you should be able to jump right in.

Devon: That's odd, it has host disabled participants screen sharing.

Steve: Let me try...

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Devon: Oh perfect. Thank you, Steve, I got it.

*Devon shares the plan titled *GRADING, DRAINAGE & UTILITIES PLAN* (Sheet C4) on the screen.

Devon: Can everyone see my screen?

Carl: Yes.

Devon: Perfect. I kind of color-coded this for you guys, just so we can get a better understanding of what resource areas are on-site; but I have a feeling that this Commission knows exactly where we are on Tenney Street, because we did have 93 (Tenney Street) in front of you guys a few months back, and obviously it's being continued. This is actually the lot right next door. As Mr. Chairman opened in regards to this project, we are proposing construction of a commercial development on an industrial vacant lot, which is currently undeveloped. The resource areas on these two lots are a bordering vegetated wetlands here, identified with our dark green marker, and then we also have an isolated wetland up here along Long Hill Road and Tenney Street; so, just in front of where we're proposing work in the back of the lot. So, we are working within buffer zones to both of those resource areas in regards to the local setback zones – let me zoom in for everyone. Basically, what we have here within the local sub zones is some grading, so we are requesting...I'm not too sure if we need a formal request for that waiver, or if it's ok if it's identified in the narrative, but we are requesting that for this work, if it's applicable. I'm not too sure if it is, but wanted to state that. It's pretty basic in regards to resource areas, so I think to keep it short and sweet, Deb, do you want to take this over and talk about the proposed work with the septic and the construction?

Deb: Sure, Deb Colbert with Hancock Associates. We have an approved septic system; however the Board of Health has reviewed the plans, and we need to shift where the reserve area is going, which we're going to be testing next week. The building is an 8,400 square foot building with access doors on the front, which is kind of odd because you enter the site from Long Hill and not Tenney - so when you enter, the front of the building is actually kind of the side of the building, and the side of the building is kind of what you see from Long Hill Road. We are doing stormwater mitigation, so we have a catch basin that is capturing the run-off from the paved areas, and it is all curved around it with a retaining wall so that all of it is captured. It runs through an isolator row, and then it goes to the back of the site with an underground infiltration system. We are proposing grading in the 50-foot and in the 100-foot buffer zone, and some of the drainage is within the 100-foot buffer zone. Happy to answer any questions at this time. We do have a landscape plan and we also just received peer review because we have to go before the Planning Board, so we just received peer review comments, so we will be coming back to you in August with some revised plans, as requested by the peer reviewer; most of it is pretty minor changes to the site, and if you want, I can show you the landscape plan or not.

Devon: I can stop sharing here if you guys need me to.

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Carl: No that's fine, just leave that up. Could you just go a little over to look at the Brentwood storm tanks?

Deb: Yes.

Carl: How large is that?

Deb: How large...

Carl: That's basically where all your central stormwater collection point.

Deb: Yes.

Carl: And where is that discharging to?

Deb: It will be infiltrating and there is an outlet control structure, which is the circle there - so the water is held back by way of a weir and will slowly release down into this wetland, but we will not be increasing; we're not allowed to increase any runoff, we're required by the state to mitigate and infiltrate into the ground.

Carl: Now as an industrial facility, is it going to have any sort of fuel storage tanks, chemical storage tanks, or anything like that in the building?

Deb: No, nope. They do have an oil and water separator that is right next to the septic tank that will be collected, and it's a tight tank like the other property at 93 (Tenney Street), where it will be pumped.

Carl: Okay, and I think as we've talked before on some of these projects, do you have any snow storage location that you have on this plan, or thought about that?

Deb: I have thought about it, and there's an area here that is...oh I can't, I'm not showing it.

Devon: Do you want to show your cursor...

Deb: I don't know how to do that, so right in the corner of the parking lot where the isolator row is, is says *ADS Chambers* - that's an area that's dedicated to storage of snow; and then also, if the plow comes in through the access and turns right, they'll be able to pile up the snow behind the property, behind the building.

*Devon moves her cursor to show the area on the plan that she's referring to.

Devon: Back in here?

Deb: Yup. Behind the building, right?

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- Devon:** Yup.
- Deb:** Right there. Initially there was a transformer going there, but that is not happening anymore; we're bringing in power off of Tenney Street.
- Carl:** Is there any kind of drains off the roof of the building, with infiltrators or anything of that nature, going to the stormwater system?
- Deb:** Not at this time, but I think the peer reviewer would like to see it collected, so it will be collected and fed right into the infiltration systems since it's clean water.
- Carl:** When was the delineations done on the project? Was it this season, or recently, or? Obviously, we're pretty dry right now, so.
- Devon:** The delineations were actually conducted by Hancock Associates back in March of last year; March 21, 2021.
- Deb:** Yup.
- Carl:** Okay. Not quite in the drought back then as we are now.
- Devon:** Definitely not.
- Deb:** No.
- Carl:** Steve, do you have any comments on this particular project at this point?
- Steve:** Just really quick – bringing the power in from Tenney Street; is that along Long Hill (Road)? You're not proposing to bring that in between the two wetlands, right?
- Deb:** Currently we are proposing to bring it between the two wetlands. There's been discussion with National Grid – actually it's not National Grid, it's...if you could scoot down a little bit more.
- Devon:** Yup, sorry.
- Steve:** Is that underground or overhead?
- Deb:** Currently it's overhead, but we had discussion with the Planning department, and the Planning department wants it to be underground. So, it's discussions between Georgetown Municipal Light and the Planner.
- Carl:** We would definitely need to see that on the plan because obviously it would require excavation, even if it's like a small ditch device.

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- Steve:** Also, for the lot 2 on this plan I could've sworn the previous project (Steve is referring to their project for 93 Tenney Street) showed grading going right through where your power's going for this project. So, we need to make sure they're kind of coordinated together.
- Deb:** Absolutely. Both parties are working hand in hand with each other and are very good friends, so that is a blessing.
- Carl:** So, you did say that this still has to go to the Planning Board anyway, correct?
- Deb:** Yes. It's been through the Planning Board once, and now we have peer review comments that we need to address, part of the peer review comments; and we just did a site walk with the Planning Department, and the Planning Department really does not like any overhead wires or any overhead utilities. So, that's a discussion that needs to go back to Georgetown Municipal Light Company, and have those discussions.
- Rachel:** I just have a question in regards to the grading that will take place. How much grading is that going to be, as far as fill, etc., being brought in or taken out? Do you know?
- Deb:** The building itself, the finished floor elevation is at 151 and the existing grade where the building is going in, is at 160. So, there's 10-feet of material that needs to come out of where the building is going in, because it's set down and we'll be using that material to grade out the bank. I don't have a number of square yards or cubic yards or square feet of disturbance.
- Rachel:** Okay, and that's going up to...I can't see it because it's zoomed out; exactly what line is that going to? I can't read it.
- Deb:** It's going to the 50-foot no-cut, no-disturb line, and so there's a very...
- Rachel:** And those are markers, correct? Those are markers that will be going in?
- Deb:** Yes.
- Rachel:** Okay.
- Deb:** Stone markers.
- Carl:** Is this National Heritage in any part of this?
- Deb:** No.
- Devon:** No environmentally sensitive areas, like areas of critical environmental concern, certified vernal pools, etc.
- Carl:** Okay, just asking.

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Devon: Yup.

Carl: Any other comments from Commissioners at this point?

Rachel: I wondered how Steve felt as far as the amount of work being done so close and in, up to the 50. I'm assuming that all of the safety measures would be put in place, but Steve, did you have any ideas as to anything else that could be done in order to make sure that safety is there?

Steve: You could always double up on the erosion control at the pinch points, but aside from that, a lot of like, to the far left, a lot of it's out of the 75; it's really in a few spots that it gets close to the 50.

Rachel: Okay.

Steve: Maybe doubling up on the erosion control in those two or three spots.

Carl: As I look at the blue line, you have the contour lines very close, so that's telling me it's very steep there as far as erosion or as far as any...is it going to be some sort of curbing there, or anything like that, to can help prevent erosion on that, so we don't have runoff issues and actually cause damage to the resource area?

Deb: Yes, if I can share.

Carl: Yeah, that looks pretty steep there.

Deb: It is.

*Devon removes the plan from her screen, and Deb shares her plan labeled *LANDSCAPE PLAN (SHEET L1)*.

Deb: We're proposing New England control and restoration mix and plantings. All of this area is going to be stabilized with a mesh, a jute mesh, and then planted with grasses and seeds. Then there's also some plantings over here that are more ornamental and native species.

Carl: Right where your cursor is there's several, there's like three rectangles there; what are those actually? One of them looks like a...right next to, maybe is that parking?

Deb: These are three parallel parking spaces, and then this is the handicapped space, and then this is the dumpster.

Carl: That's why I was actually asking that. Is it going to be a pad with that?

Deb: Yes.

Carl: Again, so we don't have a runoff, etc.?

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- Deb:** Yup, and this is a pretty good-sized retaining wall along here, to hold back that Earth and hold everything in place.
- Devon:** And that's right along the 100-foot buffer zone.
- Deb:** Yup.
- Carl:** Okay.
- Rachel:** Okay.
- Deb:** And then we'll also be planting of course along Long Hill (Road), and then the Planning Chair yesterday asked that we do two rows of arborvitae back here, for buffers to the abutters.
- Carl:** So, have you had a stormwater review?
- Deb:** Yes. Again, I just got them today, so I haven't had the chance to really dive down into it.
- Carl:** We haven't had a chance to see them either; obviously if you just got them.
- Deb:** Yeah.
- Carl:** Any other questions at this point, and any other recommendations we want to make to the applicant right now? Again, if you're going to need to excavate for power through the resource, we're going to need to know the details on that, as part of this.
- Deb:** Yes. Currently we're hoping for telephone poles, electrical poles, and there would only be I believe one, two, three at this time. But again, it's for discussions between Planning and the Georgetown Municipal Light. The problem with coming off of Long Hill Road is I don't believe the power is sufficient enough to take care of this building; I believe that's why they suggested we come off of Tenney (Street).
- Carl:** Okay. Are there anymore comments at the moment from Commissioners? Because I'd like to open it up to the public, if there's anyone out there.
- Rachel:** Not as of now. I'm looking forward to seeing them come in front of us again with this project.
- Deb:** Yup.
- Carl:** I'd like to open 91 Tenney Street up to the public, if there's anyone in the audience that would like to make a comment you can – you can identify yourself for the record, please.

*No one comes forward.

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Carl: If not, I'd like to continue this, and I would entertain a motion.

Rachel: Mr. Chairman, I'd like to make a motion to continue 91 Tenney Street to August 25th at...Steve, 7:35?

Steve: Please.

Rachel: 7:35.

Tom: Second, Howland.

Carl: We have a motion and it's been seconded, to continue the Notice of Intent for 93 Tenney Street to August 25th at 7:35. Is there any further discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft

AYE

Chris Candia

AYE

Tom Howland

AYE

Carl Shreder

AYE

Motion carries.

Carl: Thank you.

Devon: Thank you, Mr. Chairman.

Deb: Thank you, everyone. I really appreciate all the work you do. Thanks, Steve. Have a good night.

Rachel: You too.

Carl: Goodnight.

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MEETING MINUTES

HEARING: 47 WEST STREET

47 West Street (DEP# 161-0921; GCC# 2022-07) – NOI – (new)

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.

Present:

Michael Seekamp of Seekamp Environmental Consulting

Carl: It being on or after 7:20, we have a new Notice of Intent for 47 West Street; DEP 161-0921. That's the demolition of existing barn and restoring the grades, and revegetation with wildflower mix to benefit pollinators, within 100 feet of the BVW. If I could have the applicant and/or consultant, and if you could identify yourself for the record, please – and I want to make sure we got the green cards on this.

Michael: Hello again. For the record, Michael Seekamp, Seekamp Environmental Consulting.

Carl: Hello.

Michael: I'm here representing Georgetown West Realty Trust.

Carl: And we did get the green cards, Steve?

Steve: We haven't gotten all of them in person yet. They scanned a few, but I don't think we should close it tonight until we get all of them.

Michael: Well, you did get all of the receipts to show that I sent all of them out. I sent those along...

Steve: The receipts is the first part, the notification back that it was received is kind of the more critical one, not just that they were sent out.

Michael: And if one is missing, what happens?

Carl: Well, I think you have to have some due diligence that you tried to contact them, if people want to ignore them then that's one thing, but let's...

Michael: How can you tell if they ignored them or not?

Rachel: We don't get them back.

Michael: What's that?

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- Rachel:** We don't get them back, or you wouldn't get them back.
- Michael:** That's right – but if they ignore them, whose responsibility is it?
- Rachel:** Yours.
- Carl:** I want to make sure you get them. I'll let you proceed at this point, but obviously it behooves you to make sure people get notified so they don't come back later and say they were never notified.
- Michael:** I see Mr. Watts is here, he was on the list, so he got his – and we got his card. Mr. Watts, did you have to go to the post office to sign for that?
- Mr. Watts:** Yes, I did.
- Michael:** Yeah so, some people don't...they think they're being served sometimes; I think with something. I prefer the certificates of mail, but maybe that's just me.
- Carl:** Okay. We can have that further discussion, but go ahead and tell us what you're proposing here at 47 West.
- Michael:** Okay, well about 1/3 of the barn, which is actually in better shape than the house, but 1/3 of the barn is in the buffer zone to the wetlands that were reviewed by Gillian Davies a while back for the other project. The wetland line has basically been approved by the Commission. What we're going to be doing is putting erosion control in, coming in with an excavator, loading up the barn as it's demolished and haul it away. When it's done, we will re-grade the property and augment the loam, and seed it with a wildflower seed mix that's indigenous to this area. That's why I made the reference that it will become beneficial to pollinators, and that's basically it; it's a fairly simple, straight forward project.
- Carl:** Refresh my memory – did that barn have a floor foundation or anything like that? I can't remember.
- Michael:** It has a foundation, correct.
- Carl:** So, what's the process going to be? How are they going to break that up?
- Michael:** With an excavator.
- Carl:** Well, I guess that would depend on how thick the foundation was, right?
- Michael:** The foundation is fieldstone, it's a pretty old barn, you usually just pick those apart. I haven't been in the barn to see if it has a concrete floor, I don't...

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- Carl:** That's what I'm driving at. If it's a very thick slab, even an excavator might have challenges trying to do that. I understand with fieldstones, yes, they can pull them apart, that's what I'm driving at. Okay.
- Michael:** We're going to dig all that stuff out, haul it away and then level it off and plant wildflower.
- Carl:** Correct me or refresh my memory – did you folks ever do any sampling in the floor, or floor area of that as part of the clean-up process?
- Michael:** I'm sure they have, yes, but I don't have that information. That has all been approved by DEP, the clean-up.
- Carl:** I understand that, I just don't remember them actually ever going in the barn.
- Michael:** Well, I wasn't there when they did it, but we can probably get you that information.
- Carl:** It would be helpful just to know as part of this, that that was part of the sampling plan and there's no surprises when you pull that apart.
- Rachel:** Carl, we did receive a letter in regards to this, did we not? I just wanted to make sure that we did not ignore that.
- Carl:** Yes, we did.
- Rachel:** I just want that on the record that we did receive that, we have read it.
- Carl:** That came from the Parker River Clean Water Association, we did receive the letter.
- Rachel:** Yes.
- Carl:** We want to make sure we get that into the record, all Commissioners did receive a copy of that.
- Michael:** Can you share that with me as well?
- Carl:** Sure.
- Michael:** We also did get a response from National Heritage. I resubmitted it, even though they had made a decision previously, and they stuck with their original decision that this would not have an impact on threatened or endangered species.
- Carl:** We can get you a copy of that letter, absolutely.
- Michael:** Okay, thank you.

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Carl: And, do Commissioners have any other comments at this point?

*No one comes forward.

Carl: Steve, do you have any comments?

Steve: A couple. You mentioned that the delineation was done a while ago, I honestly don't have that date in front of me, but that has to be 3 or 4 years ago. I think we need to check on that, because I don't think it was that recently.

Carl: I would say it was a while ago, I mean the clean-up at this point has been done a while ago.

Steve: Correct, so I just think it's one of those things that we need to check into. Also, I don't know if it's ConCom related, but I don't know who else is looking at this; doing this type of demo, what safety measures are being taken? Because there's still dioxins and PCPs in the soil, and I think this isn't just *run in there and tear it down*. Just because the DEP signed off on it, last I checked there's still overlying rules of engagement regarding soil movement and health and safety of the residents that live there. Again, not a ConCom issue, but I think measures have to be taken to protect whoever's doing the work out there – because the main cleanup was signed off on, but there were a ton of restrictions on going forward from there.

Michael: Too bad we didn't take care of this 20 years ago.

Steve: I know, seriously.

Carl: Do we know the barn is free from things like asbestos? Just so we don't have an episodic event and like blowing all over the neighborhood.

Steve: My memory, Carl was they drilled a few holes in a concrete floor, and did do testing. But I'd have to go back and verify that.

Carl: It wouldn't be in the slab, it would be in the other construction materials; roofing, felts and all kinds of things. I deal with abatements and the stuff is everywhere, you'd be surprised where you find it.

Michael: Yeah, and there are regulations as to how you handle that stuff.

Carl: Very stringent regulations. Unfortunately, many people find out the hard way; they start ripping something down on the siding, or something in the roof flashing, or all kinds of stuff has the material in it. I do training on asbestos and I do a class on that, and there are probably several hundred building products that you can find the material in, that you wouldn't think.

Michael: Does the Conservation Commission regulate those materials?

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- Carl:** No, but I don't want to have a problem.
- Michael:** Neither do we. We will follow all the regulations...
- Carl:** What I want to say is, once you say 'we've done a survey and we know there's not going to be a problem, it's not going to be an airborne release' and then it ends up...fibers end up in the resource area – then you have to do a cleanup; I've actually seen that happen, so that's why I ask.
- Michael:** So, what would you suggest we do?
- Carl:** I would have a survey company do a survey of the building, and they can look at the construction materials, then just give you a written report and say they didn't find any. And the only way you can actually tell a material is not ACM – ACM by definition of Massachusetts is greater than 1%, is they actually grab some samples of suspect materials, if they find any, and then they give you a report that says 'we didn't find anything, everything's good, you can tear it down.'
- Steve:** Carl, I think the Building Inspector will handle a lot of that stuff. I was just mentioning the big picture soil movement, less the demo. The last item, and I think it was brought up in the letter, and Mike we will send that to you Monday morning – there were some concerns brought up about bifurcating the process. There are multiple NOI's out for this project, and I think it's kind of hard to keep track of what's going on. I think maybe Mike and I can talk offline just to get a better sense, because there's an active Notice of Intent to demo this barn, and now we have as a standalone. It just seems kind of confusing as to what's going on, because the other project is being continued and then a new one is filed just for the barn. It just seems a little awkward.
- Carl:** We also had some restoration on the other NOI, too, so where's the actual line of demarcation of this level of restoration versus what we were talking about before? We should clarify that.
- Michael:** I'll make a comment regarding the other project. It was clear that the Commission wanted us to be totally out of your jurisdiction, and that is the intent – so we most likely will be withdrawing that Notice of Intent once it becomes clear that it's possible, and that's the reason for the delay on that. This project is pretty simple. We're removing a barn that's falling down, and we're restoring the buffer zone for the benefit of wildlife.
- Rachel:** We understand that, we're just concerned given what is on that site.
- Michael:** Right, and we are going to be following all of the regulations as to what is required, and as Mr. Przyjemski pointed out – the Building Inspector, I believe would have jurisdiction over that to make sure that we follow all the rules.
- Rachel:** That is true, however you are 1/3 in the jurisdiction of the Conservation Commission, so we do have to be careful of that as well. It's not just him.
- Michael:** Right, and that's why we filed the Notice of Intent.

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Rachel: Exactly. So, it's not just the Building Inspector, it is also the Conservation Commission that has to be careful because there are neighbors, it is in a very interesting location – I'll put it that way.

Michael: You can't see the house anymore at this time of year, but in the winter you can. It's...yeah.

Carl: Okay. When was your goal for this demo to occur?

Michael: That I don't know. It probably would occur when we have final approval on the rest of the project, I would imagine. There wouldn't be much point in going forward if that project doesn't happen.

Carl: Any other comments right now from Commissioners? I think there's probably some residents that want to make a comment and I'd like to open it up to the public.

*No one comes forward.

Carl: Are there any comments from the public who would like to discuss 47 West Street? You may if you identify yourself for the record, please.

****PUBLIC COMMENTS REGARDING 47 WEST STREET - DEP# 161-0921****

RESIDENT

George Comiskey
45 Old Jacobs Road

George: It's George Comiskey here from 45 Old Jacobs Road.

Rachel: Hello.

Carl: Hi George.

George: Hello. Was a plan submitted with this application? Hello, can you hear me?

Michael: Are you asking me?

George: I'm going through the Chair I guess, but...

Steve: Yes, one was.

Carl: Yes.

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- George:** Can it be seen?
- Julie:** Can I say something, Carl?
- Carl:** Sure.
- Julie:** We did receive paper plans. I asked for electronic copies, but I didn't get any, so I unfortunately couldn't send those off to you.
- Michael:** We did send the electronic copies.
- Julie:** Can you forward that to me? I can check my email right now.
- Michael:** Sure.
- Julie:** Can you send me where you forwarded it?
- Michael:** I sent it to you and Steve.
- Steve:** Mike, can you just share your screen and show us? That's how most engineers are doing this.
- Michael:** I didn't download it to my home computer, I thought you folks would show the plan on the screen.
- Julie:** That's why I always ask for electronic copies. If I missed it, I apologize – but I specifically sent another email asking, and I didn't receive a response. I'm looking in my email right now and I don't have anything, so if you could forward that to me, that would be great.
- Carl:** Yeah, can you send another copy right now and we can see if we can get it up on the screen.
- Michael:** Okay, hold on. I haven't exited a meeting like this to do that.
- Carl:** While we're waiting, George did you have any other questions that you wanted to talk about right away?
- George:** I know that there are monitoring wells that are in place, or to be installed, and I wanted to know in relation to where the monitoring wells are to the barn. I wanted to see where the wetland line is in relation to the barn. I have here that it was last delineated in 2016 by Mr. Seekamp.
- Carl:** Actually, that probably sounds about right given we've had two missing years here with the pandemic. It's been a while.
- Steve:** So, technically it's pretty well past the expiration date of three years.

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- Rachel:** Yup, it is indeed. I know the last time we went on a site walk because I've been there three times on site walks, was well before the pandemic; probably the summer before.
- George:** What's the final grade going to be? I believe the other plan, or a few plans that have been submitted...I wasn't sure it was showing post-construction, or I think it was pre-construction, but what the finish grade was going to be.
- Michael:** It's all on there.
- George:** Where?
- Michael:** On the plan.
- George:** What plan?
- Carl:** Were you able to send the plan?
- Michael:** I'm sending the emails that Julie and I had shared.
- Julie:** Okay. I'm looking at my emails right now, you're sending me emails from 2019 so I'm pretty confused about that – but I don't see any plans. You sent me emails from 2019.
- Michael:** Alright, sorry about that.
- Julie:** There are no plans in this email. I never received an electronic copy of plans. I emailed you asking for them, but I did not receive them. If you have them; not an email from 2019, that's a different project.
- George:** You're going to continue this, right?
- Carl:** If we don't get to see a plan, I guess that we are going to continue this.
- Michael:** You already decided that you were going to continue this before the issue of the plan came up.
- Carl:** What I'm driving at is, if we can't come up with a plan tonight, we will have a plan for the next meeting.
- Michael:** I certainly hope so.
- Julie:** This probably will get continued, but if you could please send me the plans before the next meeting, I will make sure that I forward them to everyone.
- Michael:** Oh, certainly, yup.

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Julie: Okay, thank you.

Carl: Let's continue with our discussion without the plan. George, you wanted to see where the wetland line was; I think we need to verify the date; I think we need to verify where the wells are in relation to that, and hopefully we can have that information for the next meeting if we don't have it now.

George: Okay, I'm all set.

Carl: Are there any other abutter comments to 47 West Street, the new NOI we have in front of us?

RESIDENT

Bob Watts

9 West Street

Bob: Yes, Carl, I'm Bob Watts and I'm an abutter at 9 West Street. I've got a couple of questions. One of the main ones is that the barn's going to come down – when is that house going to come down? And, I guess I understand the answer is not until the whole project is approved, which is when the barn is going to come down; if the barn isn't going to come down until then, why are you applying now?

Michael: Because part of the barn is within the buffer zone of a wetland.

Bob: Yeah...

Michael: And the house is not.

Bob: But I mean if you're not going to do the work, why are you here? If you're not going to do the work, it'll delay it.

Michael: To get an approval to do the work. We need the Commission's approval because part of the barn is in the buffer zone.

Bob: There is an approval process for the project, right? Isn't this just part of the project?

Michael: No this is...because we're trying to get the project outside of the jurisdiction, which the Commission and their review consultant insisted that we make an effort to do, so that's where that is headed. So, this may be the only part of the project that's within the Conservation Commission's jurisdiction.

Bob: What was the hearing that was continued, then?

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- Carl:** That's the state hearing on the entire project, which has been continued for quite some time.
- Bob:** But that's not a ConCom hearing?
- Carl:** It is as part of the 40B.
- Bob:** Right.
- Michael:** Well, originally part of the project was in the buffer zone, and therefore we filed with the Conservation Commission, and once we know that we can get out of the buffer zone, we can withdraw that application.
- Steve:** Mike, what about the sifting of the soil? I believe there's a condition – when we closed out the original Order of Conditions for the cleanup, there was supposed to be sifting of all of the soil for particularly metals and bumpers and stuff; and the only reason the Commission closed out the clean up one was because you said that later you would sift the whole property, the disturbed area for those metals, and obviously some of those are in the buffer. So, is that no longer being proposed? Because I have seen the plan that you submitted to the ZBA, and as you say, it shows the buildings and the pavement outside the 100, but when is that other work going to be done? Because I thought the ZBA also required cleaning up the entire disturbed site, not just where you're proposing to build.
- Michael:** My recommendation would be to handle that as what we call a friendly Enforcement Order, where, since that is something that is required by the Conservation Commission, that you require us to do it.
- Carl:** It's interesting to hear you use that term because the whole cleanup was done under an Enforcement Order for 20 years.
- Steve:** Mike, you guys have an open Notice of Intent – how about just, that plan that I've seen floating around for the ZBA; how about just modify that? Because you already have one outstanding, just show the limit of work and some additional grading? I mean, to your point, if all of the impervious material is outside of the Commission's jurisdiction, then that's great, that's awesome – we fully support it. But why not just incorporate it into the existing open order that you already have, you've already paid the fees for? It's been running for years. Why not just modify that one?
- Michael:** That's a good suggestion, Steve. I will discuss that with the team, and we can answer that question at the next meeting.
- Steve:** Yeah, it doesn't seem like an Enforcement Order is a very smooth, logical step. I get the concept of a "friendly" Enforcement Order, but we have a friendly Notice of Intent right now. I think it's just cleaner to roll with that, but just my thoughts.

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- Michael:** It's a good suggestion, I will bring that up with the team. So, the Commission would like to know to the extent that we've done testing in and around the barn, you'd like to know how we're going to get the...if there's a concrete floor, how we're going to get it out of there, and you'd like to know if there's asbestos on the walls, or is that a Building Inspector issue?
- Carl:** It's a Building Inspector issue, but if there's an accidental release and it ends up in the wetlands, now it becomes a wetland issue. And I actually deal with these types of things; yeah, they actually have to sometimes sample the ground after you've had an episodic release.
- Michael:** But if we take precautions to prevent that, then that won't happen. If we demolish the barn under the current regulations in Massachusetts, then that won't happen.
- Carl:** I'll give you an example, and I'm not going to give you any details because you don't need to know. I just dealt with a situation like that where a contractor was supposed to know where the materials were and didn't – they did an accidental release and some stuff ended up where it wasn't supposed to, and DEP is involved now. So yeah, it does happen.
- Michael:** Yeah, but it's not supposed to happen, and there are penalties if it does happen, correct?
- Carl:** Right, but obviously prevention is the key.
- Michael:** Right.
- Carl:** That's all I'm suggesting.
- Michael:** What do you suggest we present to you to guarantee...
- Carl:** As I said before – if you said “hey, we did a survey, had a survey done and there's nothing there”, well then, it's not an issue then. Simple as that.
- Michael:** Okay.
- Carl:** It's actually not very complicated for someone to do that.
- Michael:** What if there is asbestos then?
- Carl:** Then you'd have to go through the DEP, the permitting process, and DLS - you've got to get permits from both. If you're going to demo the building, you'd have to do that.
- Michael:** Right.
- Carl:** There's no...

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- Michael:** If we have to do that, do we need to show that to the Commission before you approve the project?
- Carl:** I would want to see that, just to ensure that it doesn't get in...I mean, now you're involving other agencies but I would want the assurances before you actually demo the barn, so we don't have a problem.
- Michael:** Okay.
- Carl:** But you'd have to do it anyway. If you found those materials, it's better to find them out now, and then you could have it done – as opposed to an accidental release, and I've actually seen this happen where you have to sample neighborhoods and people's yards, and all kinds of stuff; air monitoring – lots of money involved.
- Michael:** Yeah, we don't want to do that, we don't want that to happen.
- Steve:** Carl, one option is I can kind of oversee that aspect as part of the building permit – if it makes it a little cleaner.
- Carl:** Sure.
- Steve:** Again, it's not a ConCom issue, but I can make sure the Building Department is aware of it.
- Carl:** I'm just trying to help him out so he doesn't fall into a beartrap.
- Michael:** Yeah, we want to know everything that you require for us to get this permitted. And that brings me back to the green cards. I sent out 16 notices, I have receipts for that. So far, I've gotten 7 back, and what happens if I only get 15 back? What do I do about the 16th one that I don't have a green card for?
- Steve:** That happens fairly often. To your point, you can't control people signing them or not; if it's 1 out of 20 that's different than 10 out of 20, so just give it some time.
- Carl:** As long as you show due diligence, you tried, you gave it your best effort...
- Michael:** Well, that's evident in the receipts from when we send them.
- Julie:** Can I interject?
- Carl:** You may.
- Julie:** If the post office can't deliver it; if someone doesn't sign for it, then it gets sent back to your address, or whatever address you put. So, you will receive something. Even if it's not a signed...you will receive the actual envelope back and then you forward that to us.

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- Michael:** Okay.
- Carl:** So, that would be your due diligence; give it a little time and hopefully you'll get that stuff back.
- Michael:** Thank you for that, Julie.
- Carl:** Thank you, Julie.
- Julie:** No problem.
- Carl:** Alright. So, are there anymore questions at this point? Any more from the Commission or any abutters? I'd like to continue this, if we could.
- Bob:** Very quickly, I just want to ask sort of a particular question. I know this is under 40B; so, there's limited oversight in the town, and I just wanted to clarify – is it the Building Inspector who is the arbiter of whether the conditions that were set by the ZBA are met?
- Steve:** Bob, I believe you're correct. He's the Zoning enforcer, he's the Zoning Board, so that's my understanding. Whether it's Zoning Bylaws or Zoning conditions related to a project, I think you are correct. It's not us.
- Bob:** Thanks very much. Lucky you.
- Steve:** Yes sir.
- Bob:** Thanks very much.
- Michael:** One more thing – I'm sorry Mr. Watts, were you done?
- Bob:** I'm fine, yup, go.
- Carl:** Go ahead.
- Michael:** With regard to the wetland delineation, if it was more than 3 years ago, it's still valid for the open Notice of Intent; but are you suggesting that we need to re-delineate the wetlands?
- Carl:** I guess what I'm suggesting is that if it's more than 3 years, in our minds the wetland line can't be approved or accepted anymore.
- Michael:** So, unless we re-delineate it and then you, the Commission would then verify that it's correct?
- Carl:** In certain cases, we might approve a project and not approve the wetland line. Depends.

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- Steve:** Mike, why not again, keep the barn in the original Notice of Intent? Withdraw this one – again, talk to your client, withdraw this one, and do everything under the old Notice of Intent?
- Michael:** Well, I'll uh...
- Steve:** Then you wouldn't have to worry about the delineation. Because otherwise, the Commission could ask to redo that delineation, and to your point, the other one's still valid. If you're going to keep that one open and do some grading at 75 feet, just do the barn at the same time. You can submit a new project, come in with new plans showing everything we just talked about, and you don't have to worry about the delineation, because it hasn't expired yet because it's been open for 5 or 6 years.
- Michael:** Okay. That's good information that might push us in that direction.
- Carl:** Okay, for now we'll continue this, you can talk with your client and figure out what direction you want to go, but we'll continue this so you'll have technically both of them open.
- Michael:** Right, okay.

****END OF PUBLIC COMMENTS REGARDING 47 WEST STREET - DEP# 161-0921****

- Carl:** If there are no more questions, I'll entertain a motion to continue 47 West Street; DEP 161-0921. Do we want to do this August 25th again?
- Steve:** At 7:40 please.
- Rachel:** So moved.
- Tom:** Howland, second.
- Carl:** We have a motion and it's been seconded, to continue the Notice of Intent for 47 West Street, DEP 161-0921 to 8/25 at 7:40pm. Is there any further discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

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MEETING MINUTES

HEARING: 4 RICHARDSON LANE

4 Richardson Lane (DEP# 161-0922; GCC# 2022-08) – NOI – (new)

Demo an existing garage and construct a new garage/living space addition.

Present:

Bill Manuell

Carl: It being on or after 7:25, I'm going to open up a new Notice of Intent for 4 Richardson Lane; DEP 161-0922, that's to demo an existing garage and construct a new garage/living space addition. Is the applicant or consultant online with us?

Bill: Good evening, this is Bill Manuell from Wetlands and Management in Danvers, and I'm representing the Izzo's on their project, and I'd like to share my screen.

Carl: You may.

*Bill shares his screen with plans.

Carl: Now again, do we have green cards on this? I see you've got a request in about the notification requirements.

Bill: Yes. So, for now I have notified abutters within 300' of the property, this project. This property abuts Rock Pond, and as you know your Regulations require the applicant to notify all the abutters to Rock Pond. In the past, depending on the project you have waived that requirement; and as the first order of business, I'm asking for permission to waive the additional...I think it's 63 residences of property owners along the pond.

Carl: So, what I would ask as part of this is: are any significant amounts of trees coming down, or is it going to affect other residents' view on the pond? Are they going to look out their window and see a big gap in what was in there now? That's kind of the reason why that was enacted a number of years ago.

Bill: Right. The answer to that question is clearly no. The pond is at the bottom of the plan here, where my cursor is.

Carl: Okay.

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Bill: The existing house is here. This red outline is the current garage structure, and the shaded brown area is where the new garage structure is going to be, so there is no removal of vegetation, with the exception of perhaps one little landscape shrub here – but there is nothing along the pond that would be removed at all.

Carl: So, essentially people shouldn't be able to see it for the most part. Is that what you're telling me?

Bill: It will be almost the same when completed, just a newer and better built structure.

Carl: Okay. Do Commissioners have a comment on that, or like to make a motion?

*No one comes forward.

Carl: I think it's probably a reasonable request, as long as they're not cutting down all the vegetation and trees on the pond, so people have – it destroys people's view, and that's really the reason why we enacted that requirement. I'm not hearing any motions.

Bill: Rachel, were you saying something but you're muted?

Rachel: I was, yes, thank you. Mr. Chairman, I'd like to make a motion to waive the around the pond notification for abutters for 4 Richardson Lane.

Tom: Second, Howland.

Carl: We have a motion and it's been seconded to waive the around the pond notification for 4 Richardson Lane. Is there any further discussion? As I said, I think it's reasonable. If you were doing the project on the other side and had to cut trees down, that would be a little bit of a problem, but it looks like from this it would be pretty much mostly out of the view of people and not affect their view. Any comments, Steve?

Steve: No sir.

Carl: Okay. We have the motion, it's been seconded, I'll call to question. All in favor, roll call vote:

ROLL CALL

Rachel Bancroft
Chris Candia
Tom Howland
Carl Shreder

AYE
AYE
AYE
AYE

Motion carries.

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Carl: Okay, you can proceed with the rest of the presentation.

Bill: Alright, thank you for that consideration.

Carl: You're welcome.

Bill: This is a project where the Commission may be familiar with this project. If you go back to 2006 there was an Order of Conditions to actually build the existing garage structure. The existing garage structure is outlined in red, and the edge of wetlands I flagged that last fall, and that's shown here on the plan. The offsetting 50-foot zone is this dash blue line; this heavier blue line is 75-feet off of the edge of wetlands, and this is the 100-foot buffer zone off the edge of the wetland. So, right off the bat you can see that a portion of the existing garage is outside the buffer zone. The brown shaded area, just jumping ahead a little bit, that's the actual proposed new addition, and you can see that's partially outside the buffer zone. The project is to remove this sort of garage appendage, and reconstruct it. It will be a garage with an in-law type living quarters attached to it. I've consulted with the architect; the original construction was somewhat subpar. He finds that the rafters and the 2nd floor joists are undersized and would not be appropriate to renovate and work upon, and also the foundation may be suspect, but he felt that the better decision was to completely remove this structure and start new. So, the driveway comes in off of Richardson Lane right here, and I'm going to zoom in now; we know the pond is at the bottom of the plan. This is a paved driveway approaching the existing garage, so we have excellent access for machinery to come in and do the demo here. I just want to point out that this red line here is our proposed erosion barrier, and you can see that it is going to be installed right along the existing edge of clearing – and the reason it goes down along the water side of the house I'll get to later.

Carl: And there's no septic?

Bill: There's drainage easement on the property, and there is a detention basin area right here. We're also going to protect that with erosion control, and everything is outside of the drainage easement.

Carl: There's no septic changes?

Bill: The only change to the septic system would be to relocate the existing septic tank right here, and we would just have to push that back a little further out. The existing leaching area is over here, way outside the buffer zone, so we don't need to mess with that at all. So, excellent access for demo – they would come in and leave a dumpster right here on the pavement; they would use an excavator to demo and of course as it attaches to the house, there's careful...I call it deconstruction as opposed to demolition, but everything would be loaded into the roll-off containers, and then off-site, and then we have a clean slate to work with. So, this would be a slab type floor for the garage, and the standard footings and spread footings, and cross wall foundation around the perimeter of the addition. So, the appropriate no-disturbance zone or no-build zone I believe is the 75-foot buffer, because this would be a home improvement project

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that converts existing lawfully authorized or exempt altered areas. As I told you, there was a project in 2006 that has received a Certificate of Compliance, it had an as-built plan submitted with that Certificate of Compliance request, and the conditions on the ground have not changed, so we have to assume that everything there is existing, legally maintained areas. This is a home improvement project that extends out over those existing, legally maintained areas; that's why I believe the 75-foot buffer is the appropriate buffer here, and that also happens to be a special conditions setback because this is Rock Pond, it's a major pond that's shown on the USGS map. You can see from the addition that first of all a large portion of it is outside of the buffer zone. If I was techno savvy, I'd be able to grab a window shade or something and bring it down to the 100-foot buffer zone line and say *Commission Members, this is what we're talking about here.* Beyond the 75-foot line, I won't say it's by right, but it would be beyond the setback zones that your Bylaw has established, so it would require an Order of Conditions - but it would be completely permissible, given that you can see most of the new work is over the current structure, over the footprint of what was the current structure, or, don't forget the paved driveway extends right in through here, so it's also over a portion of the paved driveway. There's very little of it that extends beyond the current house footprint or the driveway footprint, and most of where that happens is outside that...it's inside that 75' to 100' zone. The work in here is that amount of work that occurs in that 0 to 75 zone, but most of it occurs in the footprint of the current structure that's there. I have to give kudos to the architect because we counseled that architect and the owners about your very stringent setback requirements, and we need to do improvements on this site and make it better. So, by creative jigs and jogs and shortening up extensions where it's longer and such, we've actually reduced the footprint of structure in the 75-foot zone by 43 square feet. It's not earth shattering, but it is something I can point to, to point out the lengths that we've gone through to consider your 75 zone, and respect it to the greatest extent that we can; we've actually made the conditions better. We did have a pre-engineering meeting with Steve back in December and we knew we were going to be in the zone because frankly, there's no other better place to put this addition than where it is, to be rebuilt where it is. If you look at all the 75 zones and where could we connect to the house, you can see there would be more addition. So, we knew this was the best place to reconstruct or create the in-law addition. Steve suggested that we come up with something for mitigation, and we've looked around the site; presently all the roofs have downspouts that are just directed out to the grass area. I didn't see any areas that were actively eroding, it seems to be a decent solution, but what we've done to support our request for working in that 75 zone, is to pick up all the roof runoff; over 5,000 square feet of proposed rooftop, plus the existing rooftop of the house, and we're going to collect that and infiltrate it in 5 different locations, 5 different subsurface locations here, up by the driveway, behind the home to the side of the home, and then behind the addition and then to the, I believe the North side of the addition. So, we're picking up over 5,000 square feet of impervious area and putting that into the ground - and we're hoping the reduction of footprint in your 75 zone, plus markedly improving the drainage, the infiltration works on the site, that the Commission could look at this favorably. There's also an area of a relatively steep slope right in this spot right here; it was there before the 2006 project, it's still there, it's within - I'll call it maintained lawn area, but I have to admit that this area's a little bit thin. It's not actively eroding but we'd like to take measures to improve the grass coverage in this area, and we have a detail on the plan where after we install this infiltration feature, we're going to dress this area up with

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loam, we're going to overseed it, and then protect the slope with an erosion control blanket; so, we have a detail of that on the plan. That is the extent of the work that we're doing. We've taken the precautions – that's why this erosion control goes all the way down behind the house; to pick up this work, and this work, and this slope stabilization work. We had less square footage in the proposed condition than we will in the existing conditions, a large portion of this is actually outside your buffer zone, and this from 75-100, we have to assume that the Commission, after deliberation and consideration of the plan is likely to have allowed that work there, so this is really the key part right here – and we've done everything we can to improve that.

Carl: Just a quick comment. You talked about overseeding that area to the right; overseeding with grass or a native mix, or what were you thinking as far as that?

Bill: A perennial grass mix, and I think what the problem is, is that you can see the sand, it's very thin topsoil, and no matter how much seed you throw on it in the present condition it's just always going to be thin and dry up the first warm weather, so we're going to create a good planting medium here before we seed it.

Carl: So, essentially where the footprint of the plan addition, everything's disturbed about that, am I correct?

Bill: That is absolutely correct.

Carl: And you're not taking down any significant vegetation, you're not getting closer really to the pond perse; I mean the lower part of the site, you're not removing any vegetation there.

Bill: All of that is true.

Carl: And you're adding drainage from the roof runoff. You mentioned moving the septic tank – are you going to need to go before the Board of Health on that?

Bill: We will need some kind of approval on that, I don't know if we'll need...I've got to admit, I'm not a Board of Health expert, but I'm sure we'll need some sort of permit to remove this tank.

Carl: From our perspective, the tank is actually getting further away. It's moving outside of the 100-foot buffer.

Bill: Right.

Carl: Which would be an improvement. Steve, do you have any comments?

Steve: I think Bill did a fabulous job with everything we discussed in the field. I think this is actually a complex project. He made it look simple, but I have no issues with it. I think everything is reasonable, I think infiltrating the rest of the house is a bonus. I think part of the problem with that grass not taking is that it's really shaded. Also, this doesn't really show the tree cover there,

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maybe a really shade tolerant mix of stuff and improving the soil, but I have no problem with the project and Bill was a real pleasure to work with on this one.

Rachel: I wish all projects were this thought out and thoughtful is what I want to say. I wish they were all such a joy.

Carl: I honestly don't have a lot of issue with this. Again, it's a pretty disturbed area, it's obviously a tight lot, there's already something there; there's already a structure there, so it's a little bit of an expansion, but there are also improvements and betterments.

Rachel: I think just the septic tank moving the way it is, is an incredible improvement, and the infiltration is an incredible improvement, and plus no trees coming down is a delight.

Bill: I appreciate all of those kind words but I can't sit here and rake them all in because the owners and the architect and the engineer all worked in concert to get to where we are today.

Rachel: So, it was a team project, you can take some of the kudos.

Bill: I'll take some of it.

Carl: Any other Commission comments at this point? I'd like to open it up, if there are any abutters to 4 Richardson Lane.

*No one comes forward.

Carl: Hearing no more comments, are there any abutters to 4 Richardson Lane that would like to make a comment you can, please identify yourself for the record.

*No one comes forward.

Carl: And, not hearing any. Again, from the card notification, you have notified within 300 feet? You've sent out those cards and we have the green cards back, for the most part?

Bill: You have 7 of 9.

Carl: Okay. This seems reasonable to me; I would entertain a motion if there are no other comments.

Rachel: Mr. Chairman, I'd like to make a motion to approve 4 Richardson Lane.

Tom: Second, Howland.

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Carl: We have a motion and it's been seconded to approve the Notice of Intent for 4 Richardson Lane; DEP 161-0922. Is there any further discussion? Again, I think the applicant's done a pretty good job on this. And again, it's already a disturbed site, and there are actually some improvements here. So, I will call a question. All in favor, roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

Carl: I'll entertain a motion to close the NOI for 4 Richardson Lane.

Rachel: So moved.

Tom: Second, Howland.

Carl: We have a motion and it's been seconded to close the Notice of Intent for 4 Richardson Lane, is there any further discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

Bill: Thank you very much.

Carl: You're very welcome.

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MEETING MINUTES

HEARING: 20 MARLBORO ROAD

20 Marlboro Road (DEP# 161-0923; GCC# 2022-09) – NOI – (new)

Replacement of an existing sanitary disposal system.

Present:

Bob Grasso of Engineering Land Services

Carl: Alright, it being on or after 7:30 I'm going to open up a new Notice of Intent for 20 Marlboro Road; DEP 161-0923, that's to replace the existing sanitary disposal system. If I could have the applicant and consultant, and if you could identify yourself for the record, please.

Bob: Sure, my name is Bob Grasso from Engineering Land Services, and I present an NOI for a replacement of an existing failed system.

Carl: Okay. Again, do we have the green cards submitted already?

Steve: Yes sir.

Carl: Okay, very good. Okay, proceed, tell us about the project.

Bob: Okay, can I share the screen?

Carl: Sure, you can.

Bob: Do you see that? I'm not sure.

Carl: Not yet.

Bob: Okay, I guess I don't know how to do that. Let me see, I'm trying.

Carl: You should have a button down the bottom that says share screen.

Bob: Yeah, I did that. And I try to find the...I have the file there but it's not coming up. Do you see that? I'm seeing it on my screen, but I'm not sure why it's not sharing it.

Rachel: No.

Bob: No? Hmm. I don't know.

Carl: Is it saying that it's allowing you to share the screen?

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Bob: I hit share screen and it's not doing it. I don't see my file up there, that's the problem. I just can't pull it up for some reason.

Julie: Okay, I'm in my email right now so let me see if I can get it for you.

Bob: Sheet 1.

Julie: What is it, sheet 1?

Bob: Sheet 1, yes.

Julie: Okay, hold on one moment. Sorry, one more moment. Oh, the septic plans?

Bob: Yes.

Julie: Sorry, my phone's just downloading it real quick. It's actually not being quick, I apologize.

Rachel: Julie, it's okay, nobody's is; I think it's the thunderstorms.

Julie: Sheet 1, okay, hold on.

*Sheet 1 was brought up on the screen.

Julie: Is that it?

Bob: Yes, that's it.

Carl: Yes, you just need to expand it a little bit, it's definitely showing up.

Julie: I know, where would you like me to...?

Bob: Just somewhere right where the house is. No, just a little to the right.

Julie: Up here?

Bob: A little bit more, just a little bit more. Can you zoom in and go a little...

Julie: Right here?

Bob: That's good enough, I guess.

Carl: We can see the house and we can see, it looks like the leaching field.

Bob: Yeah. If you can zoom in just a little more...I wish I could put mine up.

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- Julie:** I know, I'm doing it on my phone because my computer wasn't working.
- Bob:** I know, that's hard.
- Carl:** If you could just make it a little larger and move it over to the right a little; then we could get the house and the septic. Actually, kind of where you had it before, we'll deal with it. I know pdfs on a phone are a challenge. There we go.
- Bob:** That's good enough.
- Carl:** We'll run with this.
- Bob:** Okay. The existing conditions right now, we had the wetland delineated by Norse Environmental, series of 1A through 13A showing the edge of wetland line right there with the circles, with the dash-dotted line. We have a 50-foot buffer and a 100-foot buffer on the site. It's an existing 4-bedroom dwelling, it's serviced by town water coming off Marlboro Road, at the intersection of Marlboro Road and Fieldstone Lane. The existing system is behind the house, and also the tank is also behind the house. What we're going to propose to do is take the existing tank; pump it, crush it, and the existing system is a pipe and stone, so whatever we hit with the new system, we'll take that out and replace it with Title 5 sand. What we're proposing to do is install a 1,500-gallon holding tank, gravity line to a D box, to a Presby system roughly 47 x 17 feet wide. What that does is it cuts down on the impact inside the buffer zone by roughly 40% using the Presby system, compared to a pipe and stone which is conventional. The closest spot to the wetland would be 65-feet off the back left corner of the septic leach area, 16-feet to the right of way of Fieldstone Lane, and it would be 27-feet off the existing dwelling. It would be elevated on the bottom side of the leach area because we're actually going into a hill, and then we're going level out, and then we're going to grade it with a liner to cut down the amount of grading in the buffer zone. We'll be utilizing a liner, so instead of 15-feet out, we're going 5-feet out with a 3 to 1 slope. During our construction process we're proposing a 12" diameter silt sock, that will be the limit of work. The entrance for the site will probably come off of Fieldstone Lane. It's fairly clear that there's 2 or 3 trees that would have to come down in the proposed septic leach area. We've had Board of Health approval on this, so we're just waiting for ConCom.
- Carl:** When did...did you flag the line or did someone else flag this?
- Bob:** Norse Environmental.
- Carl:** That's right, you did say Norse, okay.
- Bob:** And I also said that it's not going to be confirmed by the Georgetown Conservation Commission, it's only going to be used for this project.

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- Carl:** Right, and it really doesn't matter that much anyway at this point, for this project. Now, the existing system, because the plan is kind of small – where is...?
- Bob:** There's a circle right around where the D Box is, that's a pipe and stone.
- Carl:** Alright, I see the circle.
- Bob:** And we're putting the tank almost right where the old one was - we're doing the minimum of 10-feet off of the existing wall. So, there's not that much grading, the only grading will be on the bottom right of the leach area, and then towards Fieldstone Lane. We're using the line to minimize the amount of grading.
- Rachel:** Quick question: trees that are coming down, I see quite a few trees there; are all of those trees coming down, or how many?
- Bob:** Well, like I said before, I said two would be in the system and possibly one more for the grading, so three total.
- Carl:** That's not a lot.
- Rachel:** Just wondering how big they are.
- Bob:** Roughly, I think they were 16 to I think 20 inches, and they're mostly hardwood trees.
- Rachel:** Thank you.
- Carl:** Now, would you be having to pull up the roots as well, or just cut them down?
- Bob:** Dig them right out, because there's two directly in the leaching area and they'd have to be definitely pulled out, and there's one possibly that the grading would probably eventually kill the tree, so that would probably come down anyway.
- Carl:** Steve, do you have any comments on this?
- Steve:** No sir.
- Carl:** Any other comments from Commissioners? This seems like a reasonable project, and you indicated that the system is in failure, yes?
- Bob:** Yes, it is, it didn't pass Title 5.
- Carl:** And when's the plan to...is this something that the applicant would want to do immediately?

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- Bob:** I believe they want to do it this year before the season ends, for the installations of the systems, prior to the winter.
- Carl:** In this case, the Commission could approve something like this and we just don't accept the wetland line.
- Bob:** Yeah, that's why I put that statement on there.
- Carl:** Are there any abutters to 20 Marlboro Road? If you would like to make a comment you may, if you identify yourself for the record.

*No one comes forward.

- Carl:** Not hearing any. I would entertain a motion, if a Commissioner would like to make one on this project.
- Rachel:** Mr. Chairman, I'd like to approve the replacement of a failed septic system at 20 Marlboro Road.
- Chris:** Second.
- Carl:** We have a motion and it's been seconded to approve the Notice of Intent for 20 Marlboro Road, and...
- Rachel:** Not accepting the wetland line.
- Carl:** And not accepting the wetland line. Any further discussion? That's an important point, not accepting the wetland line?
- Rachel:** Do you want me to re-motion, Carl?
- Carl:** Sure.
- Rachel:** Mr. Chairman, I'd like to make a motion to approve the replacement of the failed septic system at 20 Marlboro Road, not accepting the wetland line.
- Chris:** Second.

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Carl: We have a motion and it's been seconded to approve the Notice of Intent for 20 Marlboro Road, not accepting the wetland line. Any further discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

Carl: I'll entertain a motion to close the NOI for 20 Marlboro Road.

Rachel: So moved.

Tom: Second, Howland.

Carl: We have a motion and it's been seconded to close the Notice of Intent for 20 Marlboro Road. Any further discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

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MEETING MINUTES

HEARING: 32 ELM STREET

32 Elm Street (GCC# 2022-10) – NOI – (new)

Replacement of an existing sanitary disposal system.

Present:

Bob Grasso of Engineering Land Services

Carl: It being on or after 7:35, I'm going to open up another new Notice of Intent for 32 Elm Street; GCC 2022-10, and we do have a DEP number for this, 161-0924. That's again the replacement of an existing sanitary disposal system. If I could have the applicant and/or consultant, and if you could identify yourself for the record, please.

Bob: Again, my name's Bob Grasso from Engineering Land Services.

Carl: Okay.

Bob: And, I'd like to share the screen. Do I pick the file first and then share the screen, or do I hit share screen first?

Julie: You hit share screen first.

Bob: Then it gives me a screen that I can't find my file. I go to the bottom and I pull up the file and I see the file, but it won't open. I'm just not getting it.

Julie: Your view is a little different than mine, since I'm on my phone, so what are your options when you hit the share screen? Does it say...?

Bob: It just shows File Explorer and it shows some files, and I see one of the files but it's not pulling up; I click it, and it's not pulling up. I don't know what's going on.

Carl: Does he have to reduce one of his screens to see it?

Julie: Does it give you an option to browse? You know, like where you said File Explorer or something like that?

Bob: It shows the screen and it shows whiteboard, iPhone, iPad – I don't know.

Julie: Does it say something like box, photo, document?

Bob: No.

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- Julie:** No? But what happens when you go on File Explorer?
- Bob:** It pulls it up and I see your file, I just click it, and it won't bring it up. I'm not sure what's going on with this.
- Julie:** Okay, let me see. I just pulled this up but again, I don't know how to...
- Bob:** Yeah, it's one of those...phone. I apologize for this, maybe it's something with the file, I'm not sure what happened.
- Rachel:** Thank you, Julie.
- Carl:** We'll survive.
- Bob:** It's a septic system replacement anyway, so it's not a big project here, it's a minor project.
- Julie:** Sorry. If I was on my computer, I would've been able to give you better instructions.
- Carl:** You're doing pretty well on the phone.
- Bob:** You're amazing me.
- Julie:** It's the first time I've ever done it on my phone, so we'll see.
- Bob:** If you could just zoom in one more I could do it.
- Julie:** What is it, zoom a little more?
- Bob:** Yeah, that's fine. This is 32 Elm Street. It's an existing 4-bedroom dwelling, it's serviced by town water off of Elm Street. The existing system is located in the rear of the house, closer to the wetlands between the existing building/garage. What we're proposing to do is replace the existing system right now that's failing, it's actually breaking out, with a new 1,500-gallon holding tank to a Presby system, which I had stated prior to this; that it cuts the reduction in size of the system by 40%, and reduces the impact of the buffer zone, inside the buffer zone. We had the wetlands flagged by Norse Environmental, 1A through 4A, shown on the bottom right. And I also put a note on there not confirmed by the Georgetown Conservation Commission, even though it was flooded by a botanist.
- Carl:** And I'm seeing the circle again – that's the existing system up there?
- Bob:** Yeah, that's going to be abandoned, that's just a pipe and stone. If you don't feed it, it just dies out, it's not like a leach pit that has to be pumped, crushed and (inaudible) – it's just pipe and stone. What we're proposing to do is gravity feed down to a D box to that boxed area, which is a Presby system, and that's 32 x 22 ½ feet wide. We're using a liner to reduce the amount of

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grading in the buffer zone from 15-feet to 5-feet, where it would go 3 to 1. The grading – there's a hill on Elm Street; it's level, it levels off, and then goes down towards the wetland. The grading from around 100 and the wetland is located roughly at 90, so it's a 10-foot drop in that amount of distance. What we're doing is we're going into the hill and we're grading the bottom right to the system, and there's a flagpole that would have to be relocated roughly right where the letter C is, if you can see that. We're trying to save the tree up towards Elm Street, that's why we have to push it down a little bit. The closest distance to the wetland for the leach area would be 70-feet, and the septic tank would also be 70-feet from the flagged wetland. It has been approved by the Board of Health in their last hearing.

Carl: This sounds like a little more serious in failure than the previous one, it sounds like a breakout situation, so it sounds like they want to do it right away?

Bob: Absolutely, absolutely. He's already getting bids to start the process moving. During construction we're proposing a 12" diameter silt sock for the limit amount of grading and the limit amount of work. The vehicles would be entering off of Elm Street on the right side of the house, and they would install a tank and then work their way back towards Elm Street, and then do a finish grading over the leach area at the very end, and then they would loom and seed all the disturbed area.

Carl: Any comments, Steve?

Steve: No sir.

Carl: It looks like it's a fairly...actually, in a sense it's straight forward, but it's actually an improvement. And we do have a DEP number which came in fairly late, but we do have it. Any comments from Commissioners?

Rachel: I would say it's an emergency situation at this point.

Chris: Agreed.

Carl: So, this would be an improvement – certainly over a system that's leaching in sewage. And this would be another situation as was stated, we would not accept the wetland lines, so we'll put that in as part of the motion. Are there any abutters to 32 Elm Street? If you would like to make comments you may do so; please identify yourself for the record.

*No one comes forward.

Carl: Hearing none, alright. Again, I'll entertain a motion from the Commission if there are no other comments.

Rachel: Mr. Chairman, I'd like to make a motion to approve 32 Elm Street, not accepting the wetland line, to replace the existing failed septic system.

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Chris: Second.

Carl: We have a motion and it's been seconded to approve the Notice of Intent for 32 Elm Street, not accepting the wetland line. Is there any further discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

Carl: I'll entertain a motion to close the Notice of Intent for 32 Elm Street.

Rachel: So moved.

Tom: Second.

Carl: We have a motion and it's been seconded to close the Notice of Intent for 32 Elm Street. Is there any further discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

Bob: Thank you very much.

Carl: You're welcome.

Bob: And thank you, Julie for helping me out.

Carl: Yes, thank you; we'd be in trouble without your help.

Julie: You're very welcome. Thank you.

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MEETING MINUTES

HEARING: 4 BARRY WAY

4 Barry Way (GCC# 2022-11) – NOI – (new)

Proposed tree removal and invasive species management within the 100' buffer zone to Bordering Vegetated Wetlands.

Carl: It being on or after 7:40, I'm going to open up a new Notice of Intent for 4 Barry Way, and I believe we've been asked to continue, and that's GCC 2022-11. That was the proposed tree removal and invasive species management within the 100' buffer. And we've been asked to continue this; do we want to continue this to August? Throw a date at me.

Steve: 25th at 7:50, please.

Rachel: So moved.

Tom: Second.

Carl: We have a motion and it's been seconded to continue the Notice of Intent for 4 Barry Way, to August 25th at 7:50pm. Is there any further discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft

AYE

Chris Candia

AYE

Tom Howland

AYE

Carl Shreder

AYE

Motion carries.

Carl: Are there any other items we need to discuss? Bills or anything of that nature?

Steve: COC's...

Carl: COC's, that's correct – we have one, two, three COC's.

GEORGETOWN CONSERVATION COMMISSION
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MEETING MINUTES

BUSINESS: COC REQUEST FOR 63 JACKMAN STREET

- Carl:** We have a COC for 63 Jackman Street. And give us a status update on these, Steve.
- Steve:** They're all septic systems.
- Carl:** Okay.
- Steve:** Actually, I take that back; 27 Pillsbury is a deck, sorry.
- Carl:** Okay, I'd entertain a motion for the COC for 63 Jackman Street.
- Rachel:** Mr. Chairman, I'd like to make a motion to approve the COC for 63 Jackman Street.
- Tom:** Second.
- Carl:** We have a motion and it's been seconded to issue a COC for 63 Jackman Street, is there any further discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

BUSINESS: COC REQUEST FOR 172 EAST MAIN STREET

- Carl:** We have another COC request for 172 East Main Street, and this is a septic system. Any issues with this, Steve?
- Steve:** No sir.
- Carl:** Okay, I'd entertain a motion for this.
- Rachel:** Mr. Chairman, I'd like to recommend issuing a COC for 172 East Main Street.
- Chris:** Second.

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MEETING MINUTES

Carl: We have a motion and it's been seconded to issue a COC for 172 East Main Street. Is there any further discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

BUSINESS: COC REQUEST FOR 27 PILLSBURY LANE

Carl: The last one was a deck for 27 Pillsbury Lane. Any issues, is this all set, Steve?

Steve: Yes sir.

Carl: Okay, I'd entertain a motion to issue a COC for 27 Pillsbury Lane.

Rachel: So moved.

Tom: Second.

Carl: We have a motion and it's been seconded to issue a COC for 27 Pillsbury Lane. All in favor, roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

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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MEETING MINUTES

Carl: That brings us to the end of our business and hearing agenda for the evening.

Rachel: Carl, I just had a quick question. We lost our secretary, should we reappoint a secretary?

Steve: Oh, for elections; like Chair, Vice Chair, Secretary?

Rachel: Yes, we lost ours.

Steve: How about Liz? She's not here.

Rachel: Ha! She'd be very, very mad. I just wanted to do it before too much time went by.

Carl: Yeah, if you would like to make a motion to do that, make a motion.

Rachel: Does anybody want the position? I will ask that before I make a motion.

Chris: No thank you.

Carl: It's always great to motion someone who's not here.

Steve: That's the running joke, that's always what you do.

Rachel: I am not going to be that person, so I guess we just wait till the next?

Carl: You already have a position, so you can't have two.

Rachel: Not me, I don't want it. Are you kidding? Definitely not me, I said we wait till the next meeting, when there are more people here.

Steve: Yeah.

Rachel: Okay, I just wanted to bring that to everyone's attention that we lost ours, so.

Carl: So noted.

Rachel: Okay.

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MEETING MINUTES

CLOSING THE MEETING

Carl: Okay, I'd entertain a motion if there's nothing else, to close the July 21st meeting of the Georgetown Conservation Commission.

Tom: So moved.

Rachel: Second.

Carl: We had a motion and it's been seconded, to close the July 21st meeting of the Georgetown Conservation Commission. Is there any further discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft	AYE
Chris Candia	AYE
Tom Howland	AYE
Carl Shreder	AYE

Motion carries.

The Meeting was adjourned at **9:02pm**. Documents and other exhibits used at the meeting will be available for review at the Conservation Office.

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

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MEETING MINUTES

This section is for approving the meeting minutes

Minutes for the Conservation Commission meeting held on July 21, 2022 were approved by a virtual roll call vote on August 25, 2022. The Chairman will sign the Meeting Minutes when in-person meetings resume.

Respectfully submitted,

Chairman: _____
(signature)