

GEORGETOWN CONSERVATION COMMISSION
Memorial Town Hall ♦ One Library Street ♦ Georgetown, MA 01833

MEETING MINUTES
October 20, 2022

Committee:	Conservation Commission
Meeting Date:	October 20, 2022
Meeting Time:	7:00pm
Meeting Location:	Zoom
Commissioners Present:	Rachel Bancroft, Chris Candia, Tom Howland, Logan Umberger, and Carl Shreder
Staff Members Present:	Steve Przyjemski (Conservation Agent) and Julie Cantara (Administrative Assistant)
Minutes Transcribed By:	Julie Cantara
Meeting Called to Order:	7:06pm

Carl: It being on or after 7:00 on October 20, 2022, I'm going to open up the meeting of the Georgetown Conservation Commission.

And this 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's 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.

We have some business items to discuss; a Certificate of Compliance, some meeting minutes, one new hearing, and some other hearings are being continued at the request of the applicant.

GEORGETOWN CONSERVATION COMMISSION
Memorial Town Hall ♦ One Library Street ♦ Georgetown, MA 01833

MEETING MINUTES
October 20, 2022

BUSINESS / DISCUSSION ITEMS

1. Items not reasonably anticipated by the chair 48 hours in advance of the meeting.
2. Approve Meeting Minutes from the September 15, 2022 meeting.
3. COC request for 32 Elm Street; DEP# 161-0924.

HEARINGS

- 7:00 Public way along E. Main St and National Ave (GCC# 2022-13) – RDA – (new)**
Replacement and installation of approximately 4,320 linear feet of underground gas main along East Main Street and National Avenue.
- 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 47 West Street (DEP# 161-0921; GCC# 2022-07) – NOI – (cont.)**
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.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

October 20, 2022

HEARING: PUBLIC WAY ALONG E. MAIN STREET & NATIONAL AVE

Public way along E. Main St and National Ave (GCC# 2022-13) – RDA – (new)

Replacement and installation of approximately 4,320 linear feet of underground gas main along East Main Street and National Avenue.

Present:

Theresa Portante of BSC Group on behalf of the applicant (Boston Gas Company)

Carl: Since it is after 7:00, I'm going to open up a new RDA. That's a public way along East Main Street and National Avenue; GCC# 2022-13. That's the replacement and installation of approximately 4,320 linear feet of underground gas main along East Main Street and National Avenue. If I could have the applicant and/or consultant, and if you could identify yourself for the record, please.

Theresa: Sure, my name is Theresa Portante, I'm with BSC Group. I'm here on behalf of the Boston Gas Company.

Carl: Thank you. If you would like to present your case to us, and tell us what you're going to do.

Theresa: Sure. As stated, the project involves both the replacement and installation of a gas line currently located along East Main Street and National Avenue. All the work is going to be done within the existing roadway; it'll be within segments; it'll be within the 100-foot buffer zone to BVW, and the local 50' no-disturbance zone. But again, all of the work is going to be contained within the road; and the work itself, the replacement components, are exempt under the Bylaw as well as the Wetlands Protection Act. And the new gas line installations, again because they're all within the road, they're considered an exempt minor activity under the Wetlands Protection Act. The RDA that was filed is for a determination under the Bylaw - if the components involve new installation within the roadway, a determination under the Bylaw is required.

Carl: If I might ask - are we going to a larger gas main, or is the existing one corroded? I'm just curious why we're replacing it.

Theresa: I don't have the detail as to if it's a condition, or if it's to re-route and provide additional service to another area along this route.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

October 20, 2022

- Carl:** Is this something that they want to do right away, or is this something that they're planning 6 months out?
- Theresa:** I don't have an exact time line, I'm sure that's going to be predicated on whether they can do it, and then be able to repave within the timeline of the year.
- Carl:** Steve, do you have any further information on this as far as the activity? In a sense, it's pretty straight forward.
- Steve:** It's utilities in the roadway. Historically, the Commission's concerns are where the dirt gets stored, rain events, and preventing erosion.
- Carl:** Sure.
- Steve:** As long as measures are taken to prevent that, it's kind of a no-brainer to be honest with you. It's just the erosion and the time; not doing work during rain events, things like that.
- Theresa:** And certainly, BMP's (Best Management Practices) will be implemented as part of the work that they will be doing.
- Rachel:** And just to ask, there's no National Heritage issue here?
- Theresa:** There is no rare species; and if it was, all of the work is within a roadway, so it would not be subject to MEPA.
- Rachel:** Okay. I just meant for where the dirt would be stored.
- Theresa:** Again, it wouldn't be outside of their work area. I'm looking on the mapping and I'm not seeing any estimated or priority habitat within the area.
- Rachel:** Thank you.
- Carl:** Looking at this, there's almost $\frac{3}{4}$ of a mile of pipe. This looks like it would take a while I'm assuming, in terms of duration. Not that it really changes the risk to the resource, it really doesn't – it just is a disruption to traffic and things like that. I'm assuming it would take a while.
- Theresa:** It will require a permit with DOT to conduct the work, because it is within the state highway, so that means they would have to get a traffic management plan approved.

GEORGETOWN CONSERVATION COMMISSION
Memorial Town Hall ♦ One Library Street ♦ Georgetown, MA 01833

MEETING MINUTES
October 20, 2022

Carl: Does anyone have any questions about the project?

*No one comes forward with questions.

Carl: Steve, are there any culverts that they need to go around or under or anything of that nature, along this ¾ mile section?

Steve: I think there's one, but they can go above or below it. I don't see any issues with direct wetland impact or waterway impact.

Carl: Okay. So, there are no Commissioner comments? If none, I will open it up to abutters, if there are any here to the project on East Main Street and National Avenue.

*No one comes forward with any comments.

Carl: Hearing none. From my perspective, it's pretty straight forward work. I'm just trying to better understand the duration and the overall impact of the project – but, it seems reasonable to me. And if there are no more comments or questions, I would...

Rachel: I have a question, Carl.

Carl: Go ahead.

Rachel: Steve, even though they are exempt, they still would have to work with you if anything came up, correct?

Steve: Correct. The exempt is under the state act, not under the local, so it's kind of a given that they'll work with me.

Rachel: I just wanted that underlined and underscored. Thank you.

Carl: The state act pretty much exempts public utilities from lots of things, but the Bylaw does have...we obviously allow the work, but they still have to do some level of coordination with us. So, I don't have any major heartburn with the project, and again I'll entertain a motion if someone would like to make one regarding this RDA.

Rachel: Mr. Chairman, I'd like to make a motion for a negative determination for the RDA involving the gas line on East Main Street, going to National Ave.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

October 20, 2022

Tom: Second, Howland.

Carl: There's a motion and it's been seconded to issue a negative determination for the RDA along East Main Street and National Ave. Is there any further discussion? All in favor, roll call vote:

ROLL CALL

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

Motion carries.

Carl: I will entertain a motion to close the RDA for East Main Street and National Ave.

Rachel: So moved, Bancroft.

Tom: Second, Howland.

Carl: We have a motion and it's been seconded to close the RDA for East Main Street and National Avenue; GCC# 2022-13. Is there any further discussion? All in favor, roll call vote:

ROLL CALL

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

Motion carries.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

October 20, 2022

HEARING: 47 WEST STREET

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

Construction of a 16-unit senior housing development.

Carl: Again, it being on or after 7:00, I'm going to re-open up a Notice of Intent for 47 West Street; DEP 161-0889, and that's the construction of a 16-unit senior housing development. That's been on the books for a long time, and the applicant has again requested a continuation to next month. Any updates that we know about, Steve?

Steve: Nothing, sir. I've had a few email correspondences looking to assist them in moving this forward. To your point, it's been on the books for a long time. Again, I reach out every month asking, *what can we do, how can we help?* I just get back that they want to request a continuation, so November 15th...

Carl: It could be a funding thing, too - who knows these days. In any case, we will continue.

Steve: November 17th at 7:00, please.

Carl: November 17th at 7pm. I'll entertain a motion.

Rachel: Mr. Chairman, I'd like to make a motion to continue the NOI for 47 West Street to November 17th at 7:00, Bancroft.

Tom: Second, Howland.

Carl: We have a motion and it's been seconded, to continue the Notice of Intent for 47 West Street to November 17th at 7pm. Is there any further discussion? All in favor, roll call vote:

ROLL CALL

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

Motion carries.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

October 20, 2022

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: It being on or after 7:05, I'm going to re-open a Notice of Intent for 175 Central Street; DEP# 161-0908, and that's GCC# 2021-01. That was to replace an existing septic system, upgrade and renovate existing building, site work, and replace a drain pipe. And again, the applicant has requested a continuation. They were actually with us last meeting, and I thought they were going to present this evening, but there must've been something coming up. And this was one, because of quorum, we're going to have to end up having them withdraw this particular NOI, and we're going to allow that without prejudice - then they're going to have to submit a new one to us, but we are going to continue this particular one. And Steve, are we looking for November 17th again?

Steve: At 7:05 please.

Carl: November 17th at 7:05, and I'll entertain a motion for that.

Rachel: Mr. Chairman, I'd like to make a motion to continue 175 Central Street to November 17th at 7:05, Bancroft.

Tom: Howland, second.

Carl: We have a motion and it's been seconded to continue the Notice of Intent for 175 Central Street; DEP# 161-0908; GCC# 2021-01, to November 17th at 7:05pm. Is there any further discussion? All in favor, roll call vote:

ROLL CALL

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

Motion carries.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

October 20, 2022

HEARING: 47 WEST STREET

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

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.

Carl: It being on or after 7:10, we're going to open the 2nd Notice of Intent for 47 West Street; DEP 161-0921; GCC# 2021-07. That's the demolition of an existing barn, restoring the grades, and revegetation with a wildflower mix to benefit pollinators within 100' of the BVW. And again, the applicant has requested a continuation. Again, I thought these guys were getting ready to go. But again, who knows what's going on with finances and other things; but we will continue this. This has been a very long project. Are we looking at November 17th?

Steve: 7:10, please.

Carl: The 17th at 7:10; I will entertain a motion for the continuation.

Rachel: Mr. Chairman, I'd like to make a motion to continue 47 West Street; the demo of barn and the restoration, including pollinator and meadow, to November 17th at 7:10, Bancroft.

Tom: Second, Howland.

Carl: We have a motion and it's been seconded to continue the 2nd Notice of Intent for 47 West Street; DEP 161-0921, to November 17th at 7:10pm. Is there any further discussion? All in favor, roll call vote:

ROLL CALL

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

Motion carries.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

October 20, 2022

Carl: That was the shortest series of hearings I probably have seen in quite some time. Not that I'm really complaining. We have some meeting minutes to approve, and we have a Certificate of Compliance out there.

BUSINESS: MEETING MINUTES

Carl: Those were the meeting minutes for September 15, 2022. Did anyone read them, and did anyone have any comments or amendments to them? If not, I'd entertain a motion to approve the minutes for September 15, 2022.

Rachel: I've read them, I think they're fantastic, per usual. Julie always does a phenomenal job.

Carl: I second that motion.

Julie: Aww, thank you.

Carl: Well, considering some of the meetings over the years I've seen that were hen scratching that were like physicians wrote them; you couldn't understand who said what, or what was said or anything – especially if you were going back to look at them. So, again I'll entertain a motion. Did you make a motion, Rachel?

Rachel: No, but I can. Mr. Chairman, I'd like to make a motion to approve the minutes from September 2022.

Chris: Second, Candia.

Carl: We have a motion and it's seconded to approve the meeting minutes from September 15, 2022. Any further discussion? All in favor, roll call vote:

ROLL CALL

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

Motion carries.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

October 20, 2022

BUSINESS: COC REQUEST FOR 32 ELM STREET; DEP# 161-0924

Carl: We have a Certificate of Compliance for 32 Elm Street. Can you give us a little refresher on this one, Steve?

Steve: It's the standard septic system replacement. It's pretty low level.

Carl: Alright. I'll entertain a motion if there are no questions with it.

Rachel: Mr. Chairman, I'd like to make a motion to issue a COC on 32 Elm Street – the septic replacement.

Tom: Second, Howland.

Carl: We have a motion and it's been seconded to issue a COC for 32 Elm Street; DEP# 161-0924. Is there any further discussion? All in favor, roll call vote:

ROLL CALL

Rachel Bancroft

AYE

Chris Candia

AYE

Tom Howland

AYE

Logan Umberger

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

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

MEETING MINUTES

October 20, 2022

- Carl:** Is there anything else that we need to discuss? Any updates on any of the enforcement things we have going on out there, Steve?
- Steve:** There was that one forestry cut one in Boxford...
- Carl:** Oh yeah, that was the Christmas tree one.
- Steve:** I don't know where that stands. I have to be honest; it's been a few weeks since I reached out to them. They seemed like they were in a rush to get this going, but it's been going on all summer, into fall now. Until you mentioned enforcement, it was kind of off my radar, Carl. I'll check on that first thing Monday morning.
- Carl:** It's not a rush, I just like to keep track of these things. And the one down on Lake Ave, too, just so we don't lose these things.
- Steve:** Exactly. I have to confess; I kind of spaced on that one, so I will get on that first thing Monday and get back to the whole Commission on an update on where that stands.
- Carl:** And I know that you've been out there posting some signs around our Conservation areas, per my request, for what the rules are relating to hunting and things like that. I appreciate that, because we're in the season and as I said, I've seen it for the past few years in different locations - people just decide to use our properties for whatever they want to use them for, and you get ATV's or what have you.
- Steve:** We also had an incident this month. Someone was camping at the community gardens, and the police got involved. That was like a Saturday or Sunday I got called in, so.
- Carl:** Yeah, why don't you give us a little more update on that? I don't know if anyone else was aware. I was driving into work and I noticed someone tenting in our community gardens for multiple days. I called Steve and said that I don't think we allow camping on the community gardens, and Steve went out and investigated it.
- Steve:** The Board of Health got involved, and the police. The gentleman was just passing through, looking for a free place to stay. I believe the police and the Board of Health Director kind of on-site Googled free camp sites, and he's now in Andover I believe.
- Carl:** Probably down at Harold Parker.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

October 20, 2022

- Steve:** Yeah, it worked out. Speaking of Community Gardens, I've been there a few times in the past few weeks – we always talk about spending our down time in the winter, kind of strategizing how to improve things down there; I would say half of the garden plots, people are renting but doing nothing with them. And they're overgrown and disheveled, so I think we really maybe need to focus...Julie and I, since I've known Julie and we've been working together, we've been talking about doing that and it just never seems to happen.
- Carl:** I know when Susan was working for the department, she wanted to take that on as like a project.
- Steve:** Yeah.
- Carl:** And I know at one point we tried to make some changes down there, and there were some people who were very upset; even though they didn't live in town they didn't want us to change anything down there.
- Steve:** Yeah, so I'd say half the plots were not used and are just totally overgrown. And we have people interested, like a small waiting list. I just think we really need to maybe focus on it this winter and have some groups get together - maybe a subcommittee of gardeners so they're involved.
- Carl:** We actually used to have somebody that was kind of spearheading that, and they were collecting the money and issuing the plots, etcetera. Again, it's a great community asset, and if people aren't utilizing them - just kind of hogging the lots and not growing anything, then we need to revisit that; especially if we have a waiting list.
- Steve:** That was Lonnie Brennan, an ex-selectman that was kind of the gentleman who was the point person. Ever since he stopped doing that, we've had to take it over, and I'll be honest; it's not a priority. We manage it - mostly Julie in the spring, but it's a tough nut to crack. So, to your point, we welcome the assistance.
- Carl:** It's interesting. I've seen a few articles in other communities about community gardens with inflation and things like that; people are sometimes trying to be a little more creative in how they're getting food, so they're looking for things like this to grow stuff to subsidize some of their own resources. It would be a good project for the winter.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

October 20, 2022

- Steve:** It's also very much underutilized in my opinion. We put a lot of money into that new parking area, so we're putting some investments into making it better; I think we just have to work on the rules and regulations – but also enforcing the rules and regulations, because they really haven't been enforced in 20 years.
- Carl:** That definitely sounds like something that we ought to take on, and maybe we could also search for someone in the gardening community who's maybe willing to step up and assist us in helping with that.
- Steve:** Also, a couple meetings ago we had someone in from the Rock Pond Association, and we still follow up with Pentucket Pond regarding invasive species – so I think that's also a good winter project.
- Carl:** Right, and we do have some funds available for that, I think.
- Steve:** Correct.
- Carl:** Alright, anything else? I know there were some upgrades down at Camp Denison to the utilities down there, as I recall.
- Steve:** Correct, the electrical utilities.
- Carl:** And that's all complete at this point?
- Steve:** I'm actually not sure the status. I remember seeing the permits going through the Building Department, but I don't know the status of the actual work – but I can find out.
- Carl:** Yeah, or you could take a run down and see what's going on.
- Steve:** Yup. Also, we're coming into budget season – if you're interested in the budget season and the process, let me know and I can incorporate you into the process. Typically, I take care of that through FinCom (Finance Committee) and through the Selectboard, but again; I always open it up if any Commissioners are interested or curious about the specifics, definitely let me know.
- Carl:** Yup. Rachel, when does the CPC window close for projects?
- Rachel:** November 30th.
- Carl:** So, I would ask everyone to think of something Conservation related that may be beneficial to us, and let's see if we can't come up with a decent project.

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

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

MEETING MINUTES

October 20, 2022

Rachel: The garden would fit, but you would have a very small window to do that for this year. It would fit for next year, but I don't think you would have enough turnaround time.

Steve: Got it.

Carl: Okay.

Rachel: Because you'd have to have it start to finish, unless it was maybe a study.

Carl: The project doesn't have to be completed; the project can extend a while I understand.

Rachel: That's perfectly fine, yes; but you can't put together a whole project with bids and engineer it, etc., and then have it ready to go and ask for a specific amount that you know you need in that amount of time – that's a very small amount of time.

Carl: Well, given the way government works, that's probably true. Alright, is there anything else we need to discuss? Otherwise, we can adjourn and that makes a pretty short meeting for everyone.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

October 20, 2022

CLOSING THE MEETING

Carl: If there's nothing else on the agenda, I'll entertain a motion to close the meeting; one of the shortest I can recall.

Tom: So moved.

Rachel: Second, Bancroft.

Carl: We have a motion and it's been seconded, to close the October 20, 2022 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
Logan Umberger	AYE
Carl Shreder	AYE

Motion carries.

Carl: I appreciate everyone attending.

Rachel: Have a good night.

Carl: Good evening, everyone.

Chris: Thank you very much.

Tom: Steve?

Rachel: Steve left, Tom.

Tom: I just wanted to tell him that I won't be around to sign any COC's if they're down at the fire station; I'm down here until the beginning of November, so hopefully four other people will sign up.

Carl: Thanks, Tom.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

October 20, 2022

Julie: Thanks, Tom.

Tom: Okay.

Carl: Have a good one.

Tom: You, too.

The meeting was adjourned at **7:33pm**. Documents and other exhibits used at the meeting will be available for review at the Conservation Office.

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

This section is for approving the meeting minutes

Minutes for the Conservation Commission meeting held on October 20, 2022 were approved by a virtual roll call vote on November 17, 2022. The Chairman will sign the Meeting Minutes when in-person meetings resume.

Respectfully submitted,

Chairman: _____
(signature)