

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

Committee:	Conservation Commission
Meeting Date:	November 17, 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:	7:03pm

Carl: It being on or after seven o'clock on November 17th, I'm going to open the meeting for the Georgetown Conservation Commission.

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'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 hearings from July 15, 2022, to March 31, 2023.

Carl: Okay, on the agenda this evening we have a number of hearings. We have some meeting minutes to approve. And I believe we've got some hearings that there's been a request for continuation, and since those should be pretty quick, I'm going to open those, and we can continue those.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 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 October 20, 2022 meeting.
3. Minor modification request for 51 West Main Street (DEP# 161-0877; GCC# 2020-01).

HEARINGS

- 7:00** **47 West Street** (DEP# 161-0889) – State NOI – *Continued from 10/20/2022*
Construction of a 16-unit senior housing development.
- 7:05** **175 Central Street** (DEP# 161-0908; GCC# 2021-01) – NOI – *Continued from 10/20/2022*
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 – *Continued from 10/20/2022*
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.
- 7:15** **41 Jewett Street** (DEP# 161-0928; GCC# 2022-14) – NOI – *(new)*
Septic system upgrade.
- 7:20** **91 Nelson Street** (GCC# 2022-15) – NOI – *(new)*
Septic system upgrade.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

HEARING: 47 WEST STREET

47 West Street (DEP# 161-0889) – State NOI – Continued from 10/20/2022

Construction of a 16-unit senior housing development.

Carl: It being on or after 7:00, I'm going to open up a Notice of Intent for 47 West Street; DEP# 161-0889, and that is the construction of a 16-unit senior housing development. And I believe we've got a recommendation from the applicant to continue. Is that correct, Steve?

Steve: Yes, sir.

Carl: And we're looking to continue that to...let's see.

Steve: January 19th at 7:00.

Carl: Nineteenth, at seven. Is there a motion for that?

Rachel: So moved.

Tom: Second, Howland.

Carl: You have a motion, and it's been seconded to continue 47 West Street to January 19th at 7:00pm. Is there any further discussion?

Steve: Can all Commissioners name themselves when they make a motion? Rachel. Thank you.

Rachel: Yes, Bancroft made the motion.

Steve: Thank you.

Carl: I was intending on saying that as far as the roll call vote with your name, if you know it. All in favor:

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

November 17, 2022

HEARING: 175 CENTRAL STREET

175 Central Street (DEP# 161-0908; GCC# 2021-01) – NOI – Continued from 10/20/2022

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. That's the replacement of the existing septic system, upgrade and renovate existing building site work and replacement of drain pipe. And I believe we still have a recommendation to continue? I thought the applicant was looking to move forward with that, but. Any update, Steve?

Steve: So, we got a few emails this week. They are planning on submitting new Notice of Intents for the next meeting.

Carl: Right, they have to withdraw this one, I believe.

Steve: Correct. So, they're just looking to continue this one for tonight, with the anticipation of a new one by next meeting.

Carl: Okay, that's fine. I'll entertain a motion to continue; we'll be looking I guess to January 19th again...

Steve: They asked for next month. The fifteenth at 7:00, please.

Rachel: Bancroft, so moved.

Tom: Howland, second.

Carl: We have a motion, and it's been seconded to continue the Notice of Intent for 175 Central Street to December 15th at 7:00pm. Is there any for the 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

November 17, 2022

Carl: And let's see, we have two minutes to get to the next one. What can we accomplish in two minutes?

Steve: Minutes?

BUSINESS: MEETING MINUTES

Carl: We have minutes from October 20, 2022. Did anyone read them? Did anyone have any comments or questions? And if not, then I would entertain a motion to approve the October 20th meeting minutes.

Rachel: Read them, love them. Mr. Chairman, I'd like to make a motion to approve the meeting minutes from October 20th.

Tom: Howland, second.

Rachel: And that was Bancroft that said that.

Carl: Okay, I caught that. We have a motion, and it's been seconded to approve the meeting minutes from October 20, 2022. Is there any further discussion? I'll call to question, 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

November 17, 2022

HEARING: 47 WEST STREET

47 West Street (DEP# 161-0921; GCC# 2022-07) – NOI – *Continued 10/20/2022*

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: And I'm just trying to look at my clock here, and we are less than a minute here...and we are to 7:10, according to my computer. So, it being on or after 7:10pm, I'm going to re-open a Notice of Intent for 47 West Street, DEP# 161-0921. That's the demolition of an existing barn, restoring the grades and vegetation with wildflower mix to benefit pollinators within a hundred feet of the BVW. And, I guess we have a recommendation of continuation, and I thought again in this one, the last time they were in they were kind of wanting to move forward with this. Any update that you know about Steve?

Steve: Same as the previous 47 West Street. They requested out two months to January 19th at 7:05.

Carl: Okay. I'll entertain a motion to continue to January 19th at 7:05.

Rachel: So moved, Bancroft.

Tom: Second, Howland.

Carl: Okay, we have a motion and It's been seconded to continue the Notice of Intent for 47 West Street; DEP# 161-0921 to January 19th at 7:05. Is there any further discussion? Okay, 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: And let's see, the next one is starting at 7:15, and we do have a couple of minutes. Any updates? We have...excuse me?

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

November 17, 2022

Steve: 51 West Street.

Carl: You broke up there.

Steve: Sorry. We have a discussion regarding 51 West Main Street, we could hit that quick.

Carl: Let's do that.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

BUSINESS: MINOR MODIFICATION REQUEST FOR 51 WEST MAIN STREET

Steve: Is John Colantoni on the call?

John: Good evening, I am on the call, thank you. John Colantoni; can you hear me, okay?

Carl: Yes.

John: Okay. Also, May, my assistant is on the call because I just walked out of another meeting, so she'd be the one sharing the information that would be helpful to the Board. So, would you like her to put that up now?

Carl: Yeah, go ahead.

John: Okay. Are you going to give her the capability of sharing?

Julie: The capability is there; I'm looking at it right now. It looks...

John: There we go. Perfect, she just text me that she got it. So, 51 West Main Street, as everyone knows is the old Settler's facility and we're doing seven townhouses in the back, and the commercial building in the front. Here's a picture of the meadow that we created, which I'm always proud of my pills, but I gotta tell you I'm never so proud of a meadow that we've done. That's a picture from this June/July of what it looks like:



GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

John: May, if you can just go to the next one. That was taken today back there as well. I just wanted to show that to you, compared to what it was when we took over the property, and it's awesome.



Carl: You wouldn't happen to have one of the original pictures? That would make a nice contrast from what it looks like when it was the junk around there.

John: I'll be glad to show that another time. I try not to show it to anyone, because I'm afraid it will get out there to people, because of how bad it was. But I'll be glad to do that if you like, the next time I'm in front of the Board.

Carl: It would just be nice to kind of see the actual comparison from what it once was.

John: For those that might not know, they were mowing all the way down to the water, and there was, you know, a lot of junk stored all over the place over the last forty or fifty years; and so, I want to thank Steve for his guidance with this project and Parish Road, and always helping us with the different answers and stuff. And, the Town of Georgetown has been excellent, especially in the last six months to help us move forward on everything. May, if we can go to the next one.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

John:

I'm not sure what order, so if I'm going in a different order than you want me to, I'll be glad to switch. But, when we got all these approvals, we got approval of sump pumps in each basement, so that was part of the original approvals. Where those sump pumps exactly were going to go in regards to if they ever had to pump - that was kind of an infield decision, as we've done it. And now, that's then completed and we wanted to share that with the commission. In addition, when we were putting in the foundations like this, two thousand (inaudible); as you remember, that was a very, very wet summer. So, we had some sump pumps going when we were digging out to the foundations, going twenty-four seven. It was kind of hard to judge if it was from you know the wetness there, or what was originally there, or etcetera. So, we came up with the idea of putting a pump outside of unit seven, which would be to the right of the townhouses; that would be an emergency pump ever into the future. Since we've poured the foundations back then, we haven't had one single pump going anywhere, even with the rains and all that. But we still want to take the expense to put in that pump in case we ever have some crazy situation into the future, just to play it safe. So, I'm just going to...I think all of you might have seen what was submitted, but I'm just going to read what's on, so everyone understands about the pumps.

As you're aware, each of the seven residential units have been constructed with basement sump pumps. The sump pumps will discharge to the rear infiltration system. Please note that on September 23, 2019, my engineer company conducting an additional soil testing in the area of the rear infiltration system to determine the estimated Seasonal High-Water Table (S.H.W.T.). Six soil tests were excavated in this location. It was determined that the estimated S.H.W.T. was approximately elevation 79.0. Per the Town of Georgetown's Board of Health Regulations, the basement floor for all new buildings must be 12" above the estimated S.H.W.T., which they are. Sump Pumps Table 1 below, is summary of the basement floor elevations for each unit. The basement floor elevations are based on the as-built conditions for the seven residential units. So, if you look at the chart it gives that, but I just wanted to explain what it's about. The sump pump (inaudible) approximately 18" below the basement floor elevation. This means that all the sump pumps are at or above the estimated S.H.W.T., and the likelihood that they will be needed is minimal to not at all; if they are needed, the pumps will pump in short bursts and have no impact on the infiltration system whatsoever. Now, on the exterior pump, which is something that's just added for emergency, emergency from the original plan - an exterior pump was installed, and it has not been installed yet we want to install it.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES November 17, 2022

ASB design group

November 3, 2022

Mr. John Colantoni
342 Linebrook Road
Ipswich, MA. 01983

Re: **Summary Letter – Sump Pump and Exterior Pump Discharge**
Job No.: 2017-24
Project Location: 51 West Main Street
Georgetown, MA. 01833
Map 11A Lot 32
DEP # 161-0877

Dear John:

As you are aware each of the seven residential units have been constructed with basement sump pumps. These sump pumps will discharge to the rear infiltration system. Please note that on September 23, 2019, **ASB design group llc** (ASB) conducted additional soil testing in the area of the rear infiltration system to determine the estimated Seasonal High-Water Table (S.H.W.T.). Six soil tests were excavated in this location, it was determined that the estimated S.H.W.T. was approximately elevation 79.0s. Per the Town of Georgetown's Board of Health Regulations, the basement floor for all new buildings must be 12" above the estimated S.H.W.T.

Sump Pumps

Table 1 below is a summary of the basement floor elevations for each unit. The basement floor elevations are based on the as-built conditions for the 7 residential units.

Table 1 – Basement Floor As-Built Elevations

Unit 1	Basement Elev.	S.H.W.T.	Distance Above S.H.W.T.
1	80.8	79.0	1.8'
2	81.2	79.0	2.2'
3	82.2	79.0	3.2'
4	82.2	79.0	3.2'
5	81.7	79.0	2.7'
6	81.7	79.0	2.7'
7	80.5	79.0	1.5'

ASB design group
363 Boston Street, Route 1, Topsfield, MA 01867
781.944.5506 www.asbdesigngroup.com

Carl: So, would this exterior pump just be for servicing all the units, or just one unit?

John: It's servicing to all the units, with the best way I can explain it in my terms with the elevations. So, if the ground water was approaching, again I'm using my terms, the flood level - this would help kick in, so this would be over and above the sump pumps that are in the basements.

Carl: And that would also be discharging to the drainage system that was already designed, the infiltration system, or where would that, the intent would this be to go?

John: Right, just let me read this and I think I can explain.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

Carl: Okay.

John: An exterior pump was installed, will be installed on the side of unit seven, as shown on Sheet 4 of 9. This pump will discharge from a 2" force main to a 6" gravity pipe placed at 2% down gradient of BMP #1. The 6" gravity pipe flows onto a rip-rap apron. From the apron the water will be dispersed as overland flow to the new meadow area at the rear of the site. So, that BMP that we're talking about was part of the original plan, so there's no additional BMPs or anything like that; it's flowing into that. Due to the meadow's dense vegetation and the overall grade slope, the dispersed water will slowly infiltrate back into the soils. The exterior pump on elevation is set at elevation 78.00 or 12" below the estimated S.H.W.T. elevation while the pump off elevation is set at 79.00. If this pump is needed it will also pump short bursts. This discharge from the exterior pump will have no impact on the overall drainage design, so we don't foresee see any of the pumps really being used at all - but better to be safe than sorry; now is the time to have them all put in. So, that's sort of the pump piece.

Carl: So how would this pump, pump in short bursts? I mean, is it a kind of metering system on it? I'm pretty familiar with pumping systems, so how would that work?

John: It's no different than, again using my terms - it's no different than a basement sump pump. It's just exterior in a in a manhole style at a certain level to help even offset if things came overbearing.

Carl: So, it's got basically a float system in it? So, if the water level goes to, you know X inches, etcetera, it's going to pump to that point, and then the flow - it hits the float, and it's going to stop.

John: Right. I could give you an example. It's been months now with no pumps working whatsoever, like no pumps at all, and there hasn't been a drop of water in the basement; any problem whatsoever. But again, just to go back to what I said before, I'd rather be safe than sorry, and it's much easier to have all this in place now than try to troubleshoot if something happened in the future.

Carl: So, you'd be looking for a minor modification to your order, I'm assuming?

John: That's correct. And it's not changing the layout in the back, it's not changing locations; it's just adding that exterior pump.

Carl: So, there'd be a separate sump for this exterior pump too, I'm assuming, or how would that work? Or is it on a pad, then, you know down...is it a submerged pump?

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

- John:** Yes, I'm using my simple terms. It's submerged in like a manhole type situation. And it happens just to be located to the right of unit seven, because with our experience with the entire site on the elevations and how everything is, that's the location if it was ever going to be needed. I don't think it will ever get used based on what I've seen over the last eight months. But again, not to sound like a broken record, but if we're going to put it in, now's the time to put it in. I want to keep in mind to the Commission - this is something that we don't have to do, we don't have to put in, it will save me money; but I think it's a mistake for us not to spend the money and put it in.
- Carl:** Any comments from Commissioners?
- Rachel:** If I'm remembering correctly, unit seven was one of the issues that we're requiring quite a few waivers to put in there. How close is that to the property line?
- John:** The pump is not close to the property line whatsoever. Unit seven is not close to the property line. I think what you're remembering, and you have a good memory, is there is a concern about putting a septic tank in that buffer zone.
- Rachel:** Mm hmm.
- John:** We made the septic tank larger to handle seven, six, and five; so it would be out of the buffer zone, and the piping goes in the footprint of the townhouses. You're absolutely right on that that concern, and that's what...Steve, I hope I explained that correctly. You might be able to help with that.
- Steve:** No, that was a great idea you guys have.
- Carl:** Well, I guess from my perspective, we've gone through the whole exercise of installing and designing all this stuff. I don't see a huge additional impact by doing that, but that's just my thought.
- Steve:** As with me, Carl. I think it's reasonable.
- Carl:** I mean, they're going to basically have, it sounds like they have basically a dry well with a with a sump, and you have a submersible, submersible pump there as a backup. Is it going to be running off any kind of other power supply? In other words, if it's a power failure, is it going to have a generator or anything like that? Or is it just going to be straight electric, Georgetown grid power with that?

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

- John:** Well, the Georgetown electric power - the Condo Association has its own, it will have its own meter on what I call the shed area, but all the sump pumps in each basement have battery backup as well as the Georgetown Electric. So, if anything happened, we'd still have those seven pumps on battery backup.
- Carl:** Yeah, I mean, I was just asking about generators, because then you have fuel storage issues and other things like that; but obviously in a flooding situation, if you lose power and you don't have any backup, the pump doesn't do much good. So, just my thought on that.
- Steve:** Carl, I think at this point, I think it's a reasonable minor modification.
- Carl:** I would agree.
- Steve:** And I think we just have to vote to consider it a minor modification.
- Carl:** Yup.
- Steve:** I believe they have a second request that we can move on to after that vote on the minor modification for one part, and I think John was perfect in breaking this out to two different topics.
- Carl:** All right. Any other comma Commissioner comments on this? Or if not, I'd entertain a motion if someone would like to make one.
- Logan:** Mr. Chairman, I have a question. Is this a new entry, or a modification of an existing? I just want to make sure that I'm not voting on something that I wasn't present for when it was originally (inaudible).
- Carl:** This is an existing Order of Conditions. That's a good question, I'm not sure. Can he vote on this? That's a good question.
- Steve:** Absolutely. It's an administrative act after the fact. A few Commissioners were not involved with the original order. This is a request for a minor modification, so all Commissioners can vote on this.
- Logan:** Okay, awesome. Thanks guys.
- Steve:** Yes sir.
- Carl:** Okay. That being clarified, anyone like to make a motion to approve a minor modification for 51 West Street?

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

Rachel: Mr. Chairman, I'd like to make a motion for a minor modification for a sump pump to the right of unit seven of 51 Main Street.

Tom: Second, Howland.

Carl: We have a motion, and it's been seconded to approve a minor modification.

Julie: It's 51 West Main Street, sorry.

Carl: For 51 West Main Street, to install a sump pump next to unit seven. Is there any further discussion? If not, I'll call to question, 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

November 17, 2022

Carl: Okay, let's discuss the next item.

John: May, can you just show the agreement up there?

AGREEMENT

We, Paul C. Ruvido and Caroline Ruvido, owners of the property located at 13 Prospect Street, Georgetown, Essex County, Massachusetts, give permission for Estate Condominiums at Moulton Meadow, located at 51 West Main Street, Georgetown, Essex County, Massachusetts, to install a water mover in our pond located on our property at 13 Prospect Street, Georgetown, Essex County, Massachusetts.

Estate Condominiums at Moulton Meadows will take full liability for the water mover, and will pay for all expenses, maintenance, or utility fees.

Paul C. Ruvido and Caroline Ruvido will have no liability or responsibility for the water mover.

Agreement made on this 8 day of November 2022.

Owners of 13 Prospect Street



Paul C. Ruvido



Caroline Ruvido

Estate Condominium at Moulton Meadow:



Kevin Torren, Manager



John Colantoni, Business Manager

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

John: The next item is: for a number of months now through this whole project, we've been talking about potentially doing a water mover in the pond, and we've been watching things develop back there as we do the meadow and all that. So, what you see on the screen, and that was in your packet, is an agreement. The neighbors that own the pond, because our property goes up to about 1" into the water I think - we're mainly dealing with other setbacks, you know, the buffer zones and stuff; but they would like to see a water mover as well, they're in agreement with it. We think it would look beautiful back there, number one. But number two, we think that it would really help what we're starting to get back there for the wildlife, and in the making the pond (inaudible).

Carl: Could you describe what you mean by a water mover? I guess a little more clarification.

John: Yeah. So, a water mover is almost like a mini fountain.

Carl: Okay, you basically want something to aerate the pond, in essence.

John: Right, we're going to get more oxygen into that water which is going to be healthier.

Carl: I mean, we have no idea what the DO, the dissolved oxygen is, but obviously if you had something aerating it, it probably would increase.

John: Right. So, in your package we had outlined six, you know what we thought are some benefits - some more important than others, obviously, but:

- 1. Improves Water Quality**

Under oxygen-deprived conditions, bottom sentiments release noxious gases and metals that can cause water quality problems. Proper pond aeration allows for many of the factors contributing to poor water quality to be mitigated.

- 2. Reduces the Likelihood of Excessive Algae Growth**

The oxygen that is added to your waterbody through pond aeration facilitates the conversion of phosphorus to forms that are not usable by algae as food. Pond aeration can also effectively mix algae spores towards deeper parts of your pond or pond, meaning they will have less available sunlight and time to grow.

- 3. Removes Foul Odors**

As bottom water mixes and becomes oxygenated through pond aeration, the hydrogen sulfide gas that causes foul odors will be greatly reduced.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

4. Enhances Fish Habitat

Stratification occurs when changes in water temperatures cause distinct layers of water to form at different depths based on differences in water densities. Thermal stratification results in periods of oxygen depletion which will cause an overall decline in ecosystem efficiency and, in severe cases, may lead to fish kills. By disrupting stratification through pond aeration, a healthier habitat will be created for fish and other aquatic organisms.

5. Decreases Mosquito Activity

Mosquitos require still water conditions for their eggs to develop. A floating fountain or a submersed aerator will create a constant flow of water in your pond or pond, helping to reduce viable mosquito breeding habitat and acting as a natural and sustainable mosquito control solution.

6. Reduces the Accumulation of Bottom Sediment

Organic matter decomposes much more slowly under low oxygen conditions, and this leads to the buildup of bottom sediment in your waterbody. Proper pond aeration will help to reduce the overall accumulation of organic sediment on the bottom of your waterbody, potentially prolonging or preventing the need for future dredging.

John: So, those are the you know what we consider positive, obviously some more important than others. Again, I just want to point out to the Commission - this is not something that we have to do at all. It's nothing that's required by us, it's again us spending more money to bring a high-quality product to what we're doing there, and it would be a benefit to the entire neighborhood there. If anyone's concerned, because mosquitoes do play an important part in our lives, no matter if we like them or not. But, when we say control mosquitoes, is that going to wipe out the mosquito population of Georgetown or behind the seven townhouses? Obviously, absolutely not. There are still going to be mosquitoes hatching in this more still water that's off to the sides in the woods, and all that. So, it's not like we're killing off the mosquito population. And it's not something that would be running twelve months a year, obviously. It's something that can be shut on and off, whenever desirable.

Carl: So, is this is a hardwired system where you have electricity going out there? Is it a battery operator? Is it floating? Is it submerged? I guess I'm trying to, I mean obviously there are fountains and fountains; there are fountains that spray water up a hundred feet in the air, I'm assuming that's not what we want.

John: It's a very, very low shoot. It is electricity running out to it. May, if you can put up the last page of the pdf.

*May shares her screen:


GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

John: If you can maybe blow up that fountain area in the right bottom corner.



VFX SERIES FOUNTAINS

1/2, 3/4, 1, 3 & 5HP
120V & 208-240V
Single & Three Phase

Complete packages are ETL approved to UL and CSA standards

Includes motor unit, float, mooring ropes, power cord & control panel

Kasco VFX Series is the choice for an elegant display with superior aeration benefits. These high-flow units are efficient, easy to install and operate, and are ideal for many applications. Operates in as little as 15 of water.

V SHAPED PATTERN

OPTIONAL LIGHTING PACKAGES

WARRANTY
1/2, 3/4 & 1HP - 2 years
2 & 5HP - 3 years*
*5 year warranty available

DETAILS	UNIT SIZE (HP)							
	1/2HP	3/4HP	1HP	2HP	3HP	5HP	10HP	15HP
Model	2400VFX	3400VFX	3400HVFX	4400VFX	4400HVFX	8400VFX	23VFX	5.1VFX
Volt	120	120	208-240	120	208-240	208-240	208-240	208-240
Phase	1	1	3	1	3	3	3	3
Amp	5.6	7.3	3.7	11.3	5.7	11	2.5	20
H x W (ft)	5 x 15	5.5 x 21	8 x 25	8 x 32	9 x 34			

Product Notes:
1. Cords are in 50 ft increments up to 200 ft. on both 120V and 208-240V.
2. 208-240V units also offer 250 ft, 300 ft, 400 ft, and 500 ft options.
3. 10 ft. power cord not available for 5HP unit.
4. 2 and 5HP available in three phase (440-450) in approved locations. Contact Kasco.

SOURCE: [HTTPS://WWW.KASCOMARINE.COM](https://www.kascomarine.com)

USE KASCO 3400VFX100 (100 FOOT CORD) WITH A LED LIGHTING PACKAGE OR APPROVED SIMILAR.

Carl: I see a true fountain down there. How high would that be going?

John: Well, that that's just the picture, we can control that; it wouldn't be going that high. There's not, you know, it's not like this is a big, big pond, but I just wanted to give you an idea of what type it would be. That's what it would look like. You'd barely see it, but you would see the spray come up a little bit for sure, so it would be a nice eye-catching thing; beautiful meadow and woods that we we've created. But the most important thing, in my opinion, is, it's going to start...you know that pond - let's forget about this water moving for a second. All these decades of time we had the run off coming from West Main Street, hit a pipe going through the Eagle Building, which is next door to us, underground. A lot of people thought it stopped at the Eagle property that when it touched our property, but it didn't. That pipe continues underground and actually flows. If you're looking at our property from the street, flows on the right-hand side, and so all the run off from the street was flowing into this little pond, unfiltered. So now with the meadow that we've created, with the what I call the switch back rock type thing to filter, over time everything that we've done here is going to make that water cleaner and cleaner. And now, with pumping more oxygen into it is even going to be better.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

- Carl:** Have you looked at the evaporation; additional evaporation that this could cause, too? If we looked at like this past summer where we didn't have rain for three months, obviously it wouldn't probably be a great idea to increase evaporation out there, which would just cause the pond to dry up faster.
- John:** Well, I've been involved since 2017 with this pond. We've never ever seen the pond in that timeframe dry up altogether whatsoever. This is one of the driest summers I think, on record. I could be wrong, but I'm pretty sure, and there's still quite a bit of water out there. Now with your concern, because maybe years ago before I got involved, maybe it did dry up - I can't answer that question. But that's why this isn't something that is automatically running 24/7 or anything like that. So, if there was a situation where it's drying up or whatever, it's something that would be shut off - that's why it's controlled.
- Carl:** So, who would be responsible for the preventative maintenance of this thing in operation; in other words, who controls the switch?
- John:** The Condo Association is (inaudible) liability wise, cost wise, maintenance wise; anything whatsoever.
- Rachel:** Steve, I have a question for you. In regards to wildlife back there; little eggs hatching, tadpoles, etcetera, a pump with any infiltration system - that would be detrimental to them, wouldn't it?
- Steve:** I would agree, yes.
- Rachel:** So, you have mosquitos that would be eaten by the little guys that are going to be killed if you put the fountain in.
- Steve:** Yeah, I mean the fountain doesn't prevent mosquitoes, it just oxygenates the water. This is not a pond, it's a wetland. It's protected by the Wetland Protection Act.
- Rachel:** Mm hmm.
- Steve:** Bringing this into the meeting, I was very open to hearing some of the arguments and the discussion, but the reality is, this is a wetland not a pond. If this was a reservoir, drinking water, they put fountains in to increase the water quality all the time. This is not a reservoir; this is a wetland - we're pretty much putting in a blender that's going to shred all of the wetland species that we are charged to protect. I don't support this, and I talked to John about this a few days ago. I don't think this is a good move just based on the science. Their narrative is based on like drinking water supply reservoirs, ponds, not wetlands. This is a wetland, it's not that large of a water body. I don't really support the argument that it's an improvement.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

- Rachel:** Okay. Thank you, that was my concern as well.
- Carl:** Someone's cutting out. Go ahead.
- John:** No disrespect to Steve, I one hundred percent disagree. We're creating life back there. Everyone is assuming that there's so much wildlife back there. The neighbors have come to me and said, since you've put the meadow in and what you're doing back there, we're starting to see more. I'm not a wetland scientist, and I'm not an engineer, I go to my pros. My wetland scientists that help develop this meadow is for this water mover, and thinks it will be a big help to the wildlife, if any wildlife in the pond, and the more oxygen you pump in there it's better. So, maybe if the Board allows it would be better for me to bring in my wetlands expert. Maybe this is something that could be tabled to another meeting, and I could have my wetlands expert give his view to the Board, because it's totally different than Steve's view.
- Logan:** So, hold on, can I just say something real quick? Do we have any idea - so the pump, is it? I'm looking at the specs on the screen. Is it the 3/4 horsepower pump that has a red box around it; is that the pump that's going to be used?
- John:** That's correct. Thad, Barry, our engineer did the specs and worked with the company on what would be the proper thing to use out here.
- Logan:** Yeah, I mean, I appreciate Steve's concern, and I agree to an extent. I mean, I don't think creating a blender is a scientific term, either. So how much water movement do we actually think that this would have? Because the volume of water that it would move, and the disturbance it would create or current it, and I don't know if we can calculate that - but that would determine whether or not it would actually be a detrimental impact to any wildlife that's in there. To just assume that it's going to be a blender, I don't really necessarily think that's accurate either.
- Carl:** The real issue is, with something like this you're selecting for different species. In other words, a wetland by definition, is going to have certain species that exist in it for the reasons that they thrive in there. By adding aeration, you actually will select for other kinds of species; you may select against the existing species in there.
- John:** And I understand what you're saying, but that's not what we've done with this, and that's not the direction that...
- Carl:** That's the reality. If we look at, say, a vernal pool, there are reasons why it's a vernal pool. If we look at a wetland, there are reasons why it's a wetland, and some species are going to like that, and some species aren't going to like it. So, if we, if the goal is to try and change it from a purely a wetland into a little pond, you're selecting for different kinds of things. That's what I'm trying to drive at.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

Steve: Also, Carl, can I jump in?

Carl: Go ahead.

Steve: It's a technicality, but this is off property. This is not included in the original Order of Conditions. This is a new Notice of Intent for a new property.

Carl: Right, the applicant indicated this. Actually, the pond belongs to the abutters, I guess.

Steve: Correct.

Carl: Right.

John: And that's why Steve requested for me to get to do what we're doing for a minor modification of this. I mean, I think everyone's forgetting I'm here before the Commission, arguing something that's going to cost us more money that I don't have to do at all. Like, I want you to think about that for a second. That's how much we believe in this. That's how much time and effort that we're putting in to the junkyard that was there for how many decades, but like this is how much this means to us. So, if I need to bring my wetlands specialist in, and you table this, for him to give you the scientific, more technical terms of what we're doing here, I'd be glad to do that. But to say that this is a blender, and it's going to destroy the life out there; and again, no disrespect to Steve - that's just a crazy statement. We would never do that.

Rita Stone: Excuse me, could I speak on this for a second? This is Rita Stone, I run the Vintage Vault in downtown Georgetown, and...is it okay to speak?

Carl: Go ahead, ma'am.

Rita Stone: So, I was hired by Triple Q when they started doing the Settler project. At that time, I spent a significant amount of time in the building as well as outside the building. I was actually there the day that...I'm not exactly the sure of the term of the person, but they brought in somebody who is a specialist that had to go in. He was out there in a boat, and he had an underground cam, like an underwater camera, because he was looking for life in the pond - and to my recollection they did not find any life in the pond. There was no fish or anything like that. John, Is that correct; my memory of that?

John: Yes, the you know, there is...

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

Rita Stone: I'm going back up for a second, I just want to make sure that I was correct in that statement. The other thing is, I actually have a small Koi Pond, and we have aeration, and we have pumps, and when I tell you we've had a Koi Pond that's about maybe 800 gallons, and even in that small amount we've had frogs breeding in there, we've had baby frogs. It did not prevent anything like that from happening, it didn't act like a blender. We had lots of you know, in addition to the Koi, we had frogs that decided that they thought this was a great place to breed. It did not prevent that from happening. We have the frogs come, and they go every year. And the other thing I agree with, as having seen what it looked like there before, I was disgusted when I first walked that property; it was shameful, it was horrible. I'm a huge animal lover, I know that something like this would bring more birds, song birds into the area. It would make the place look that much better. You're not talking about something shooting up 40 feet into the air. You're talking about a fountain that's going to add some visual interest as well as the aeration. But to say the term blender, or that it's going to be this the thing that's going to disrupt everything - if it doesn't do that in a 600-gallon Koi Pond, I don't see how in the world it could do it in a large wetland, or whatever. I mean, it is kind of a small pond in my opinion, but having a surface fountain like that, I believe is going to be a benefit to the area, and I'm so happy about what they did back there because it was horrible. It looked terrible when they took this over, and they have put a ton of time and energy into making this improvement. So, that being said, this could actually bring more life back there than what's been there to begin with, and it will on some level reduce the amount of mosquitoes. Is it going to prevent it? Absolutely not. But, like Mr. Colantoni said, it is going to reduce it. It's not going to get rid of them, but it's a fact that when you have moving water it's going to do that, and anything that's moving up into the air and landing into the water is going to move it. It's not whipping it around; it's not creating a whirlpool - you're talking about small movement.

Carl: It all depends. It all depends on the volume of water based on the total volume in the water body. Let's be realistic.

Logan: Yeah, I'm in agreement with that.

Steve: That was Logan's point earlier. I'll be honest with you, I'll stick with my blender analogy, and I welcome John to bring in his wetland scientist to discuss it next time.

Carl: That seems like the appropriate thing to do to have that discussion. But the other discussion which Steve brought up, and this is the legal discussion because it's off property, whether I legally can even have this is a minor amendment, regardless of whether we want it or not. That's a separate issue legally, because it was not part of the property from a legal sense. Do I actually need another filing for that? Because normally, I can't. A Notice of Intent is for a specific property address, and this is technically off property; that's you another issue.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

- John:** You bring up a great question, but you already answered your question; when we were going for the approvals, you guys opened up that box because we had to get permission to test the water and the pond, and go on to other people's property as part...
- Carl:** I mean, that's actually in our Regulations. We actually can require you to get information off property, but that's different from installing something off property.
- John:** No, no, it's - if we didn't have that door open during our approval process, you are 100% right, but because that door was opened during our approval process, we have the right to do exactly what we're doing.
- Carl:** I'm not so sure of that, sir.
- John:** That's why we have a signed permission form that was done by an attorney. If we didn't come in with that then shame on us. And one of the reasons that we came in with that is because Steve asked for that.
- Rachel:** Steve, I have a question. Do you remember? If this is National Heritage in any way?
- Steve:** It is not, but the DEP is not aware of this proposal. All they know about is the original approval, so the DEP is not aware, as far as the Wetland Protection Act.
- Rachel:** Okay.
- Carl:** I mean, regardless what the attorney says I still think we would have to flesh that out; whether we could do that or not, or whether it's legal to even do that without having another filing, regardless of the science - just so it doesn't create another legal snafu here.
- Rachel:** So, Mr. Chairman, does that mean that you would want it to then be a considered a waiver?
- Carl:** I think we would have to do a little research on that. And again, I agree, I think it makes sense to have the wetland scientist come in at a future meeting and have this discussion, at least from the technical standpoint. But then again, from my perspective, there's this other legal issue we would have to close the loop on to make sure it's even feasible to do without doing a filing. Just because our Regulations say we're asking someone to map out wetland lines and do stuff off property, it doesn't give you permission to build a shed on your neighbor's yard. That's kind of what I'm driving at.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

- Rachel:** Understood. I'm just wondering if you think that therefore it is not a minor modification any longer, now that we are, it's not just (inaudible) any longer. Now it's (inaudible).
- Carl:** That's what I'm not...that's what I think we would have to look at.
- John:** I have a suggestion, if I may, Mr. Chair.
- Carl:** Sure.
- John:** Why don't we, with the permission of the Commission, bring in my wetland scientist to have a discussion if this is even - you know, the Board likes what he has to say, and then if the Board likes what he has to say, then I spend the money or the time to see if we have to file a new NOI because different property, or whatever. I don't think there's a need to do that unless we have an agreement that...
- Carl:** I would agree, that's fine. Yup, I would agree with that.
- John:** But I also want to - it's not a...I guess it's kind of a question that's kind of a statement; I remember during the entire approval process, how much you guys wanted us to go onto other people's property to clean up what I call the wetland weeds; that's my term for them, and we did that as much as we could, but...
- Carl:** It was part of the mitigation process.
- Rachel:** Invasive species.
- John:** I just want you to think about, you know, we can't say on one thing you can do that, and then the other you can't.
- Carl:** What I'm only saying it's just a little bit kind of uncharted territory, as you might say, to do this in in this way. We just want to make sure if we would give approval, that it would be legitimate, and then someone wouldn't say *nope, that's not legal, you can't do that*, or the DEP comes back and says, *not legal can't do that*.
- John:** Totally respect that; understood.
- Carl:** Just want to make sure we close the loop on that, regardless of the way. But I think the plan to move forward like you said, is reasonable to hear from your wetland scientists, and then if it's something the Commission (inaudible) to sit in, or maybe wants to modify in some way, then (inaudible) the legal issue of, do we need any additional paperwork?

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

- Logan:** Mr. Chair, Can I also ask another question? So, I like the approach that we have John and his wetland scientist come back to the Commission and to talk about why they feel there's scientific and environmental benefits, but I also hear from the Commission and our agent that there's concern about the detriment of that. So, if they're going to provide scientific basis for the benefit, we should also be able to provide some type scientific basis for the detriment and the concern that they have. And then if they do, then we can make a data driven decision based on literature, peer-reviewed literature, etcetera, that shows both sides and allow us to make an informed decision; because I think right now, what I'm hearing is a lot of assumptions and opinion based on anecdote, and not necessarily based on facts and journal entries and science.
- Carl:** I mean that that makes sense, but in some areas of this profession you won't find a ton of journal articles. But because essentially, you're kind of in a new territory, I'm sure there's plenty of articles on fountains in ponds and things like that. But I've never seen one, you know, if we've got actually wetland, I never seen one in a wetland. If I did a global search, I don't know if I'd find a lot. There may not be a lot of research, so it may be a little...we may be charting new territory, as you will.
- Rachel:** Carl...
- Logan:** Understood, understood. But I think we're all basing our assumptions based on some data that we've all...right? And hopefully our assumptions aren't biased in any way; we just want to make sure that if they're data driven where they're formed from some data and some scientific information, that we present that, and maybe we can connect dots. I agree with you, Carl, it's going to be very hard to search the literature and say, you know, show me examples of pumping and fountain systems in vernal pools and wetlands, etcetera, right?
- Carl:** Right, and what I'd ask - maybe Steve, maybe you could reach out to the DEP to see if they've run across this before. They may tell you, *hey, we do, we've seen it a lot*, or they may say *absolutely not*. So, you know, if they come back to us and say *this is completely unacceptable*, then we kind of have an answer there.
- Logan:** Yeah, I think that's a great approach.
- Rachel:** (inaudible).
- Carl:** Everyone's got kind of fading out there.
- Rachel:** Steve, do you think, or Carl, do you think it would be worth it to reach out to Gillian Davies?

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

- Carl:** Well, I mean if we're not going to incur a significant cost just to ask a question, I think it might be fruitful to do that; but again, I wouldn't hesitate to reach out to DEP if they know anything or have come across this before.
- Steve:** I like the Gillian idea, but it costs money; the DEP is free. With the Commission's approval, I'll start with the DEP and some Google searches, and then, if needed I can reach out to Gillian.
- Rachel:** Okay.
- Carl:** Yeah, that's the only problem with consultants. I like them, but depending on what you ask them, they go into, you know, ten hours of research, and then they send you a bill. So, we're trying to avoid that.
- Steve:** And the applicant pays the bill, we don't. At this point we don't pay the bill, the applicant does, so I'd prefer not to put that cost on them.
- Carl:** Let's do that preliminary background information, and the applicant can, for a future meeting bring in their wetland scientist and further explain the concept that I think you know we can press on from there.
- Logan:** And Mr. Colantoni, can you do us a favor and find out maybe some more specifications on the fountain itself? Like, is there is there a screen of some kind that is prior to the pumping part, and what's the size of that screen? Right, to maybe address any concerns about pulling any species into it and killing it. You know, just kind of understanding that kind of flow. Would it create...?
- Carl:** Exactly. What's the flow rate? How high would the water fountain be? What's the diameter of the water fountain? In other words, how high is it going to be; ten feet or five feet or thirty feet? You know again, that kind of impacts how much...
- Logan:** Yeah, Carl, it says, five feet high by twenty-one feet wide, and the specs around that red...
- Carl:** It's kind of hard for me to read in there.
- Logan:** Yeah.
- Carl:** Ok I'm squinting. I can kind of see that. Okay yeah, 5.5ft x 21ft. That's a pretty good-sized fountain; twenty-one feet.
- Steve:** What is the depth of the wetland?

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

Carl: That's a good question.

John: Well, Michael DeRosa is still our wetlands scientist, we'll bring him in. He's the one that you know, his company did the studies, you know we had a binder on those wetlands back there during the approval process. So, we'll bring him in and I'll get you more details on this, on the water mover; very specific, and if we could be put on the December 15th, that would be great if the Commission would allow that.

Carl: Okay, we can do that. So, since this isn't actually a hearing, we can just put you in the business agenda I guess at this point. Okay, that's reasonable. Anything else at this point?

John: Steve, I think that would be it, correct Steve?

Steve: Yes, sir.

John: Okay.

Carl: Okay, we'll put you on the agenda for December 15th.

John: Thank you so much, I really appreciate all of (inaudible).

Carl: No problem.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

HEARING: 41 JEWETT STREET

41 Jewett Street (DEP# 161-0928; GCC# 2022-14) – NOI – (new)
Septic system upgrade.

Present:

Jim Scanlan of Scanlan Engineering on behalf of the applicant

Carl: All right, it being on or after 7:15, I'm going to open up a new Notice of Intent for 41 Jewett Street; DEP# 161-0928, and that is a septic system upgrade. If I could have the applicant and/or the consultant, and if you could identify yourself for the record, please.

Jim: Sure, my name is Jim Scanlan. I'm here on behalf of Gail Morehouse at 41 Jewett Street, as part of a septic system upgrade. Let's see if I can share my screen.



Jim: Can you see that?

Rachel: Yes.

Carl: We can see it.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

- Jim:** Okay, Great. All right. The property is, as I mentioned, is 41 Jewett Street. It's located across Jewett Street from Thurlow Street. It is a two-bedroom dwelling that has an existing system that is in failure. The property does have wetlands back here. This is the 50-foot, the 75-foot and the 100-foot buffer zones. The existing system consists of a septic tank here, and a leaching field in this area - or leaching trenches I guess, in this area. We're proposing to put in a new septic tank and a pump chamber and pump over to a leaching facility comprised of Presby Enviro septic pipes. It's 37ft x 11 3/4ft in dimension. The soil absorption system is outside of the 100-foot buffer zone. The two items that are the two main items inside are the septic tank and the pump chamber, and a portion of the force main right here. The Board of health has approved this, and I believe we have a DEP file number for this project. Steve, do you have that by chance?
- Carl:** 161-0928.
- Jim:** That's it, yup. And with that I'd open it up to any questions.
- Carl:** And I just wanted to verify we did get green cards on this property, this filing?
- Jim:** Yeah, yes.
- Carl:** Okay.
- Jim:** I expect there are a few stragglers coming in. I did hand in all the white proof of mailings and the majority of the green cards.
- Julie:** Yes, you're right. I'm sorry I got booted out, and so I just had to rejoin. This is Julie.
- Carl:** Julie, you got booted out? You're one of the co-hosts, how does that happen?
- Julie:** I have no idea; it just totally froze. Are we talking about 41 Jewett Street?
- Carl:** Yes, correct.
- Julie:** Okay, so yes, the ones that he didn't get the physical green cards back, I did track them manually. I forgot to send that to you. I think only two of them they were re-attempting delivery, and one of them was the applicant, but he did give us all the certified mail receipts as well.
- Carl:** So, you indicated that this system is in failure now and you're going to upgrade it to a Presby?
- Jim:** Correct.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

Carl: Okay. And the existing system, you said they're going to backfill that?

Jim: They'll probably abandon it in place, the actual leaching area. The tank will be crushed and filled, is typically what they do. In worst case it would be removed, but typically the installers will just crush and fill it, and then they'll put in the new tanks right beside it.

Carl: And Steve, do you have any comments on this? I see your recommendation here. Any other comments? It looks fairly straightforward.

Steve: No, sir; it's straightforward.

Carl: Any comments from Commissioners? Yay, Nay? I'm going to open it up to any butters if they're out there. Are there any abutters to 41 Jewett Street? If you would like to make a comment, you may; please identify yourself with the record.

*No one comes forward.

Carl: Hearing none. If there are no more comments or questions from Commissioners, I guess I would entertain a motion.

Rachel: Mr. Chairman. I'd like to make a motion to approve um the new septic system at 41 Jewett Street.

Tom: Howland, second.

Carl: We have a motion, and it's been seconded to approve the Notice of Intent to for 41 Jewett Street; DEP 161-0928, and that's a septic system upgrade. 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'll entertain a motion to close the Notice of Intent for 41 Jewett Street.

Rachel: So moved, Bancroft.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

Tom: Second, Howland.

Carl: We have a motion, and it's been seconded to a close the Notice of Intent for 41 Jewett Street. 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: All right, thank you.

Jim: Thank you very much.

Carl: You are welcome.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

HEARING: 91 NELSON STREET

91 Nelson Street (GCC# 2022-15) – NOI – *(new)*

Septic system upgrade.

Present:

Jim Scanlan from Scanlan Engineering, on behalf of the applicant

Carl: All right, it being on or after 7:20, I'm going to open up a new Notice of Intent for 91 Nelson Street, DEP# 161-...Okay, and I guess I don't have...I'm not seeing a full DEP number here.

Julie: Yeah, we didn't get the DEP number yet, I checked the website today.

Carl: That's the that's the email that I got from you just late this afternoon.

Julie: Yup, yes.

Carl: Okay, so it's the GCC# 2022-15. This is a septic system, upgrade, and if I could have the applicant and/or consultant, and if you could identify yourself for the record, please.

Jim: Jim Scanlan here on behalf of Barbara Pandolfi at 91 Nelson Street as part of a septic system upgrade, and I will see if I can...that's the not the right ones.

Steve: Jim, has the DEP issued a number yet?

Jim: No, it's not on their website.

Steve: Okay, that's what I saw earlier today. I just wanted to jump in real quick. Thank you.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES November 17, 2022

*Jim shares his screen with the plan for 91 Nelson Street:



Jim: Yup. This is a Notice of Intent that was filed as part of a septic system upgrade. It's located on Nelson Street. If you're coming off of Central Street and driving down Nelson Street, it would be on the right-hand side. It is a four-bedroom dwelling. We have wetlands located right in here, as well as on the other side of the property. And actually, here's the...this is an entire map or plan of the property. The house is right here. There are wetlands over in here, in the back, and then coming down the side here, which are these wetlands right here. We did a lot of soil testing on the site, and most of it failed greater than sixty minutes per inch. The only test pits we were able to get with less than sixty minutes per inch, was right in this area here, where we're proposing the septic system. The existing system consists of a cesspool which is hard to see, but it's a dashed line circle right in here; it's a cesspool. We are planning to replace it with a septic tank, and again a Presby Enviro septic leach field, which is an alternative technology. The 50-foot buffer zone is located right here. This is the seventy-five, and the hundred is up toward the house. It is a larger system. As I mentioned, we had a perk rate of just over fifty minutes an inch, and that's why it's so large. There will be a couple of trees removed; there's one here, and then there's some smaller kind of brush trees. The area is a lawn with gardens, and there are a few areas of brush, small bushes that will be removed.

Carl: But these are some small caliber trees you're talking about?

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

- Jim:** Yes, yup. We're proposing this siltation barrier as shown here, with the line with the little squares. We are proposing a silt sock for that if the Commission is agreeable to that.
- Carl:** That's preferable.
- Jim:** Oh, okay. And with that I would open it up to questions.
- Carl:** Did you mention the existing system is in failure? And so, as you mentioned, this is a large Presby system - usually Presby's are smaller.
- Jim:** Right. With the Presby you do get a...there's a little bit of a reduction in area, but because of the park rate of fifty minutes an inch, or slightly slower than fifty minutes per inch, this is the size that we're required. This field happens to be 43ft x 62ft, are the dimensions.
- Steve:** Jim, is It is this in failure because of Title 5, or is it in failure and bubbling up?
- Jim:** I believe it's in failure because of Title 5.
- Steve:** Okay.
- Jim:** I did not observe any ponding, or flow (inaudible).
- Carl:** Is the intent to do that this fall, in the spring, or what, as we getting into the winter season here?
- Jim:** I believe the intention is to do it in the springtime. They're looking for...the house is for sale; they're looking for approvals in order to complete the sale.
- Carl:** Sure.
- Steve:** So, Carl, I have no issues with the proposal. My only issue is there's no DEP number, so I believe legally we can't close this.
- Carl:** Right, so I would say that if Commissioners don't have an issue, as soon as we get the DEP number at the next meeting, we can approve it. There's really no, at that point there wouldn't even be a need for the consultant to come in, I guess. I honestly don't feel it necessary. It should only take a couple a couple of minutes to vote on that once we get the number. So, we would need to continue it because we don't have the number.
- Jim:** Okay.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

- Carl:** But unless Commissioners have an issue, this would be the time to bring it up; but it seems like a pretty straightforward replacement system to me – definitely approvable.
- Logan:** Okay. Mr. Chair, just a procedural question. Are we allowed to vote with a conditional pass on that we get the DEP number, or do you have to wait the month?
- Carl:** Conditional approval is actually not really legal. So, in other words it's like I approve it, but you know it's kind of like, it's almost like a straw vote. We really can't do that.
- Logan:** Okay.
- Carl:** I know it would expedite, but it would not really be legal for us. So, in this case, since it's...unless anyone has an issue, it's a straightforward. That's really why I asked when they wanted to do this, you know whether it was something that we're trying to do asap, or they were going to wait a little bit.
- Steve:** Logan, to your point, I talk to realtors and landowners all the time in this situation, and I advise them through the process. In this case I let them know that we're continuing it just because of a legal ease, it's not an issue. So, it doesn't really hold up other people in sales. I talk to lawyers, engineers, realtors every day in this exact situation, and I work through it so they can keep their path if that helps.
- Logan:** Yeah, no, I understood. Just trying to find a way to do it as quickly as possible, but if it's not necessary...
- Steve:** I'm kind of doing it behind the scenes, while the Commission does it legally.
- Carl:** They shouldn't be, you know, we're not asking for any changes of the plan, so I mean It's really just we just have to wait till they get that number. Then just do the vote, we can do that first thing in our next meeting.
- Steve:** To Logan's point, it's kind of ridiculous.
- Logan:** I didn't say that, I was just trying to understand the procedure and our legal obligation.
- Carl:** We've been asking to do conditional approvals of all kinds of things in the past, and it's just like hey, you know it's...
- Steve:** Logan, I wasn't saying, I wasn't putting working your mouth. I was just saying, I find it ridiculous half the time, I wasn't saying you were.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

- Carl:** Yeah, just remember we represent the DEP, so it's like they're our benefactor as you will on the State side, as we represent the Town, but we also represent the DEP; so, we kind of have to follow their procedural stuff.
- Steve:** Exactly.
- Carl:** So, if there's no...
- Logan:** Sorry about that, I got kicked out and I had to rejoin.
- Carl:** What is going on with this thing?
- Logan:** I don't know, no big deal.
- Carl:** This new, this new license, it keeps, you know - people's voices keep cutting out, and people keep getting...I guess if you say bad things, maybe it kicks you off or something, I don't know.
- Logan:** Steve accused me of being ridiculous, and it kicked me out.
- Julie:** I didn't say anything ridiculous, and I got kicked out twice.
- Steve:** I didn't say Logan was ridiculous. I just said I think it's ridiculous, but yeah.
- Carl:** So, we're going to have to look into this Zoom thing, because as we get into more complicated hearings, if people's voices keep cutting out and they keep getting kicked off, this is going to be problem. So, we never had this before, when we had our own license, but we'll have to investigate that. But so, I guess we just we're going to just need to continue this to the next hearing, which would be uh December 15th, and again it should be no heavy lifting for us to do that.
- Steve:** 7:15, please.
- Jim:** 7:15.
- Carl:** I will entertain a motion to continue 91 Nelson Street to December 15th at 7:15.
- Rachel:** So moved, pending a DEP number.
- Tom:** Second, Howland.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

Carl: We have a motion, and it's been seconded to continue the Notice of Intent for 91 Nelson Street, to December 15th at 7:15. And actually before I call to question, are there any abutters to 91 Nelson Street?

*No one comes forward.

Carl: hearing none. I will call the question - 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: So, we will see you on the fifteenth. This should be straightforward, same plan. It should be a no brainer.

Jim: Excellent! Thank you.

Carl: You're welcome.

Carl: And, do we have anything else to approve, Steve? Any other updates?

Steve: The only thing I have is a last-minute request. It's a really odd request that I'm getting, two or three requests a year for a request to burn. So, to like, reduce invasive species, and like ticks and things like that. So, the community gardens off of...

Carl: Our community gardens?

Steve: Correct. There's a lot of invasive species that we're having a really hard time controlling, and I've had a few requests from CPC people and a few other garden people about a burn plan.

Carl: First off, having some knowledge about fire, we would have to have a coordination with the Fire Department to have any discussions if we're going to light Georgetown on fire.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

- Steve:** I get it. So, we brought in DCR and the Fire Department, and we've sectioned off an area of the gardens for like a burn, and they can use it as a training exercise. But I think environmentally it's a really good thing, so my only purpose in bringing it up is to ask the Commission if it's something you would entertain. At the next meeting, I can bring in DCR and the Fire Department, and the other people involved. But is it something you guys would entertain as a proposal?
- Carl:** I guess, from my perspective, it's how big an area are we talking about? I mean, I'm pretty familiar with the garden up there. We talking an acre, are we talking five acres?
- Steve:** Under an acre.
- Carl:** I mean, is it down near the woods in the back?
- Steve:** So, the initial proposal would be along the rock wall or on along the main roadway. And the secondary burn area would be along the left side, past the parking area. In total you're probably talking half an acre. It's really small, but the invasives are really, really intense in those areas, and I think the DCR and the Fire Department are actually okay with it/excited, because they see it as a training exercise.
- Carl:** Question. Why is DCR involved, it's ConCom land?
- Steve:** Well, they can bring in some apparatus for like forestry firefighting, so the local departments - they don't off-road apparatus, so I brought DCR in for that aspect.
- Carl:** I'm just cautious. I'm not opposed to it, I'm cautious because, as many of you know, there was significant fire burns in Georgetown Rowley State Forest this summer, and they were burning for weeks, and they could not put them out.
- Steve:** Correct.
- Carl:** Once you get...especially when you get into a root system, you can spray all the water on as you want. You can't necessarily put it on. So, you have to be very careful in how you do that.
- Steve:** Yup. So, I think the proposal is: is the Commission open minded to bringing in people to the next meeting to talk through this? You know it's a go, no go. If the Commission's like, my God this is terrifying, then the answer is, no. But if the answer is, we're open minded, then we can bring some people in next meeting.
- Logan:** From my perspective, I'm open minded about it as long as the Fire Department says it's okay; I'd just be worried about properties that abut nearby and any smoke going onto their property.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

- Carl:** Right, and I don't want to be the cause of somebody's house burning down because we did this, and it makes a huge liability. But the concept can be sound; it just has to be done in a very, you know correct way, and some pre-planning, and not just haphazardly (inaudible due to loud background noise).
- Steve:** So, I just didn't want to add it as an agenda item that took up a lot of time. If the Commission's okay with it, I'll bring some of the players in to the next meeting, and we can have a more lengthy discussion with PowerPoint presentations of the area proposed.
- Carl:** And then the question is: are they talking doing it this time of the year when it's dry? Are they waiting till the growth season? I mean, there's a whole bunch of different things to look at.
- Steve:** So, it's outside of my scope, Carl to be honest with you. I'm a general Biologist; you know, my blender comment earlier is more in my realm. The fire suppression and that stuff is not my realm.
- Carl:** I look at the fire safety stuff all the time, and you know my goal is not to get stuff burned down that I don't want to get burned down.
- Steve:** I'm with you, sir. I just I'm bringing it to you guys, because someone brought it to me.
- Chris:** I only have um one question about a burn like that in a natural setting. If there's poison ivy and poison oak that happens to get burned as well, those oils float in the smoke.
- Carl:** Correct.
- Chris:** Whoever comes through that smoke, and if they're allergic to those ivy's, will end up with a tremendous rash. So, that's my only concern about burning wetlands, I'm sorry, forest areas that are natural that you don't know what's in there, and we have quite a lot of poison ivy in Georgetown. So that's my only concern about the burn, is what will float in the smoke if anybody is around.
- Logan:** Good Point.
- Carl:** That's a good comment.
- Julie:** I'll stay out of Georgetown when they do that.
- Logan:** Are goats to go an alternative? Like put some goats in there. Could they get rid of them?

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

- Steve:** So, I've actually gotten goats out on my personal property, and I've watched other properties that have goats to go. When you have goats for two or three months, it's like a pruning, you might as well run a weed whacker through. So, when the goats are gone, the poison ivy, the fern of the brush comes right back up.
- Logan:** Okay.
- Steve:** So, if you leave in there for a year or two, absolutely. But, burning does the same thing - burning is like a weed whacker. The difference is, the burning kills the seeds of the invasives, and it also kills the ticks. So, there are aspects of burning that are a benefit, but...
- Carl:** Right.
- Steve:** To your point, it's not perfect.
- Carl:** But also, burning changes what grows. In other words, it changes the dominant species. So, we're not sure...you know, when you burn the invasives, we're not quite sure what the dominant species is, unless you manage that. Otherwise, you're just going to have another kind of weed grow in there.
- Steve:** The invasives might be selected for the burning, and then invasives come back stronger than the natives. So, you got to be really intentional.
- Carl:** So again, I would be open to hear what the what the plan would be, but I don't want to just say, *yeah, go ahead, and just kind of burn* without getting a little more detailed information on of how this would work, and whether it's actually a benefit to do it; and again, to look at the overall risk. Again, I don't want to put the town in jeopardy that we started a massive forest fire and then burned the forest down, and you know, fifty homes.
- Steve:** Yeah, Carl, I get in enough trouble, I don't need to burn anything down; I'm with you. I'll bring in the players at the next meeting, and we can talk about it.
- Carl:** Okay.
- Steve:** That's all I have, sir. Thank you.
- Carl:** All right. Any anyone have any other comments or questions? Other than that, I'll entertain a motion to close the meeting.
- Tom:** I'm open to it, to hear what they have to say.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

CLOSING THE MEETING

Carl: Okay, thanks.

Tom: So moved, to close.

Rachel: Second.

Carl: We have a motion, and it's seconded by who?

Rachel: Rachel.

Carl: We have a motion and it's been seconded to a close the meeting for November 17th. 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: Well, that was not too bad, under just under an hour and a half.

Steve: Yes, and I'm glad that we get the motions down, so good job guys.

Carl: I do want to investigate what's going on with this crazy new Zoom system because, as I said, we just can't have people dropping out all the time.

Julie: I don't know if it's the Zoom, or if it's Georgetown's internet.

Carl: That's what I want to say, just want to make sure it's not the internet or the new license we have; the global license. Just to find out to flesh out what's going on with this thing. But I want to be able to, you know, capture what's being said by us, and also applicants, etcetera. And you know, we just can't have people on the Board getting dropped off because they say bad things or whatever. Anyway, thanks everyone. And, that brings us to a conclusion.

GEORGETOWN CONSERVATION COMMISSION

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

MEETING MINUTES

November 17, 2022

The meeting was adjourned at **8:36pm**. 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 November 17, 2022 were approved by a virtual roll call vote on January 19, 2023. The Chairman will sign the Meeting Minutes when in-person meetings resume.

Respectfully submitted,

Chairman: _____
(signature)