

Proposed Facility @ 2 Norino Way

Joseph Brown <josephjbrown@gmail.com>

Thu 7/22/2021 12:03 PM

To: John Cashell <JCashell@georgetownma.gov>;

Good day,

My name is Joe Brown. Kristen Nicholson & I live at 3 Birch Tree Dr. We were recently made aware of the proposed facility at 2 Norino Way and would like to voice our concerns with a few of the details as we'll be unavailable on July 28th to join the meeting in town.

Most importantly is the site layout. Long Hill Rd is a small residential street and can not, nor should not, be expected to handle any type of frequent commercial traffic, not to mention the potential for additional traffic if/when the facility ever plans to distribute adult or medicinal use products. Additionally Long Hill Rd feeds into a few dead end neighborhoods that have always been respected by our neighbors with very slow speeds & attentiveness to our children often riding their bicycles & playing between yards. If a patron or employee of this new facility takes a wrong turn or decides to take a scenic drive at any point it could pose a serious danger to our children & their friends. As with all of our neighbors, and anyone else with children, we took the safety of this neighborhood into consideration when purchasing our house in 2019 and the addition of this facility creates a very different dynamic in that decision that is deeply concerning.

Second is the additional stress that this facility will put on the intersection of National Way & Rt 133. This intersection was already a huge danger with the opening of Mission and when they moved to adult use retail the problem grew worse. Adding additional traffic from Norino & National to exit onto Rt 133 will surely be a major hazard to an already stressed intersection.

Third is the cost to homeowners via reduced property values. When the water tower was constructed the homeowners in this neighborhood took a hit on property value. We bought our house knowing that it was there but the addition of a facility such as the one proposed at 2 Norino Way will most certainly present the same challenge for us & others who recently purchased houses in this crazy market.

Lastly, while we understand that commercial and industrial buildings & companies can be very beneficial to the town from a tax perspective, these benefits have rarely been passed along to the homeowners here in town. Whether it was the approval of Mission or recent addition of the Levia facility there has been no talk of change to our tax percentage.

In a time where housing is so hard to find for so many we would ask that this project be delayed and that the town considers making this land residential only.

Thank you for your consideration in these matters as they are very important to us.

Joe Brown & Kristen Nicholson

28 July Public Hearing Written Comments - 2 Norino Way Marijuana Business

John Cancellara <john.cancellara@gmail.com>

Tue 7/20/2021 4:17 PM

To: John Cashell <JCashell@georgetownma.gov>;

20 July 2021

Planning Board

[1 Library Street](#)

[Georgetown, MA 01833](#)

John and Rachel Cancellara

[8 Long Hill Road](#)

[Georgetown, MA 01833](#)

Public Hearing regarding the Land Development/Use Application for Property Located at 2 Norino Way to be held on 28 July 2021

Dear Mr. Cashell,

With regard to the application for Special Permit and Site Plan Approval at the above referenced property under section 165-162, we note the following:

- Marijuana Businesses must be 300 feet from a Residential District. Specifically, the Town of Georgetown Zoning Bylaws Article XIX Chapter 165-161 Paragraph H tells us that "Any Marijuana Business facility permitted under this section shall be located only in a zoning district that is designated for its use within this Zoning Bylaw. No Marijuana Business use shall be located within 300 linear feet of a property line where the following zoning district, activity or use occurs, whether within the municipal borders of the Town of Georgetown or adjoining municipality" The same section goes on to include "Any Residential District as defined by Chapter 165" in the aforementioned List.
- The proposed Site Plan for 2 Norino Way details a distance of 306 feet from the proposed building to the existing primary use structure at 2 Long Hill Rd, apparently in an effort to convince the reader that a waiver is only required due to this difference of 6 feet. This however is not correct for the following reasons:
 - o The Residential B Zone starts at the edge of Long Hill Road, where the 2 Norino Way property line is located (see 165-161 paragraph I).
 - o The "Marijuana Business" may be portrayed on the proposed site plan as existing solely within the proposed building, however in reality the use extends to the property line. Signage, lighting, parking, drainage, and landscaping are all required components of the operation and therefore must be considered part of the use.
 - o Utilizing the house at 2 Long Hill Road as the endpoint of the measurement is likewise incorrect. That particular house is set-back approximately 120 feet from the property line (only 30 feet are required for the set-back). Allowing for this type of measurement would assume that residential use is only occurring in the structure, and not in the yard. Residents would be protected from certain uses while in their kitchens, but not while their children were playing in their driveways.
- There are, in addition to the houses within this residential district, several apartment buildings across the street from this proposed site. While the Longview Apartments do not seem to be within a Residential Zone, it does appear as though it is used for residential purposes as many adults and children actually live there. Their residential uses are likewise not limited to the insides of their homes, as they also have open spaces and a pool.

- This particular use/location would require a significant waiver of the existing bylaws. We object to such a waiver for the following reasons:

O Long Hill Road leads to a closed-loop neighborhood. Property values are dictated, in-part, by the safety this affords residents and their children through the reduction of non-local traffic. The addition of 2 unnecessary "driveways" for business access onto this residential Long Hill Road would therefore have significant impact on the existing use, enjoyment, value, and safety of each homeowner. Despite assurances from Mr. Cashell that the applicants only requested to use these driveways for "exiting traffic only, and only associated with periodic deliveries, not employees, who will park in the rear of the building," there is no method proposed to either monitor or control this.

O Marijuana facilities do create an odor. Long Hill Rd does in fact contain a steep hill. This proposed facility is very near to the top of that hill, which is close to being the highest hill in Georgetown (in fact the proposed location is directly adjacent to the site of the new Water Tower, chosen in part due to its height). The most immediate effects of this odor (which may now blanket the town from above) will be felt by the residents of the Long Hill / Long View neighborhood. There does not seem to be any method proposed by which this would be controlled, nor does there seem to be any remedy should it develop later despite assurances.

Lonng Hill Road

John Cancellara <john.cancellara@gmail.com>

Thu 6/17/2021 8:24 AM

To: John Cashell <JCashell@georgetownma.gov>;

Hi,

I live on Long Hill Rd and understand that there may be a plan to install a grow facility (which I am not against) on the Mira property, with the driveways exiting onto residential Long Hill Road (instead of Norino). Could you please forward me the details, and let me know when there will be a meeting to discuss?

Sorry about emailing directly - I tried to find the info or a calendar on-line but couldn't figure it out on my own.

Thanks,

John

Norino Way Building Proposal Concern

JOSEPH FERRARA <ferrarajoseph@comcast.net>

Tue 7/13/2021 4:51 PM

To: John Cashell <JCashell@georgetownma.gov>;

Dear Mr. Cashell,

My name is Joseph Ferrara, and I live at 10 Long View Way. I am writing to you regarding the proposed building of a marijuana business at 2 Norino Way. Firstly, I am completely against this type of business coming into Georgetown. We already have two of these type of businesses in Georgetown and I'm extremely worried about how we are changing the family-oriented culture of our small town. Additionally, the location of the proposed building and parking lot in a residential area with access from Long Hill Road completely ruins the look, feel and value of our property. The poor residences of the Long Hill neighborhood have had to endure cell towers and now the recent water tower right in our backyards! These horrendous eyesores take away from the visual beauty of the neighborhood. Now we would have to deal with a 28,000 square foot building just hundreds of feet from a residential neighborhood. This very large structure along with the parking lot will make our neighborhood feel like we are in an inner city and make our property values plummet! The elimination of all the trees would also likely increase the highway road noise coming from Route 95. I also have very strong concerns regarding the odor that may emanate from the building and pollute our air quality. Lastly, having the parking lot have access to the small neighborhood street on Long Hill Road will just kill the residential look and feel. Please do not move forward with the proposal to allow this business or any other business to move into this residential area and ruin our neighborhood and property values.

Sincerely,
Joseph Ferrara

Daniel and Danielle Gallant

21 Long Hill Rd

Georgetown, Ma 01833

781-883-6963

Dear Georgetown Planning Board and John Cashell,

My name is Danielle Gallant, I am a resident at 21 Long Hill Rd in Georgetown. I wanted to send an email voicing my concerns about the proposed marijuana cultivation plant that they want to build in our back yards. I have some questions and concerns that I would like to address during the July 28, 2021 meeting.

1. The zoning by-laws that Georgetown has state "No marijuana business use shall be located within 300 linear feet of a property line where the following zoning district, activity or use occurs, whether within the municipal borders of the Town of Georgetown or adjoining municipality."

If I'm looking at the proposed plans correctly, it looks like there is only 158ft to the property line of 2 Long Hill Rd.

It also looks like there is only 197ft to the Long View apartments.

I'm concerned that with this facility being so close to our homes, we are going to be dealing with a lot of negative consequences.

- a. The fans used for ventilation are known to give off the smell of marijuana into the air.
 - b. The noise given off from a cultivation plant of this size is going to be disruptive.
 - c. The lighting necessary to light up the exterior for safety reasons may be overwhelming. How will that be buffered to limit disturbance for 2 Long Hill Rd and the Long View apartments?
 - d. How will the town deal with the added traffic on the Access Rd and Norino Way?
 - e. Are there any plans to add a traffic light at Rt133 and National Way? There is already increased traffic flow in all directions due to the dispensary. If we build a marijuana cultivation plant up the street, we are adding another level of traffic to the same area.
2. My other concern are the two "emergency" access roads that are on the proposed plans which exit onto Long Hill Rd. Why would the town allow the Marijuana plant to use a residential street for emergency access?

Our neighborhood, Long Hill Rd, Long View Rd, and Birch Tree Dr. is a community in itself. We have so many school aged children who ride their bikes and walk around the neighborhood. We don't need any additional traffic coming up Long Hill Rd. Long Hill Rd cannot accommodate more traffic, there are no sidewalks to keep the kids safe. Would adding sidewalks to Long Hill Rd be part of the proposed plan? How will you guarantee that those access roads will not eventually

be used on a regular basis once the plant is built? Who will monitor the use of these two access roads?

Thank you,
Daniel and Danielle Gallant

2 Norino Way site plan

T.J. Hagan <thagan00@yahoo.com>

Mon 7/19/2021 10:41 AM

To: John Cashell <JCashell@georgetownma.gov>; John Cashell <JCashell@georgetownma.gov>;

John,

Please allow this letter to serve as a formal complaint from a resident of Long Hill Road against the construction of two driveways exiting 2 Norino way. We have thoroughly enjoyed living in the quaint, bucolic town of Georgetown for the last eight years. Shortly after we moved into one of the most desirable neighborhoods in the town a water tower was constructed directly across the street. Thankfully the tower has not brought much traffic since its completion. It has, however, exposed a lovely cell tower that was previously disguised by a thick layer of forest. The proposed project at 2 Norino way will only bring our property value down further, increase traffic and noise pollution with its two exiting driveways into a residential neighborhood.

I am not opposed to the facility as its clearly being built in a properly zoned area. However, with 1,299.02 feet of frontage on National Way, aka Norino Way, there is absolutely no need to exit into a residential neighborhood. The intended use of these exits onto Long Hill are for employees and deliveries only but there is simply no way to enforce this and predict what will happen in the future. As a resident of Long Hill road, I oppose the two driveways exiting into our neighborhood. There is absolutely no need to exit into this area with that much frontage. Clearly the dispensary/grow facility down the road, Mission, has one entrance and exit. I don't see the need for this further disruption of a residential neighborhood. I look forward to the upcoming meeting to further voice my concerns.

Respectfully,
Thomas J. Hagan

July 19, 2021

Planning Board
Town of Georgetown
Attn: John Cashell

Dear Mr. Cashell,

We are writing to you regarding the proposed marijuana cultivation and manufacturing building to be situated near the intersection of Norino Way and Long Hill Road. As residents in close proximity to the proposed building, we would like to better understand how the following concerns will be addressed before the project moves forward:

- Noise – such a facility will undoubtedly create additional noise which will be a disturbance to certain residents of the Long Hill Road/Long View Way/Birch Tree Drive neighborhood. In addition, we would like to know whether a study has been done, or will be done, to determine the impact of this project on highway noise, which is already very noticeable in our neighborhood.
- Change in business operations – what kind of assurances can be provided, if any, that the nature of operations will not be altered significantly in the future to include amenities such as full retail services.
- Alternative sites – we would like to understand why this site was chosen, in close proximity to roughly 50 residential homes and an apartment complex, where it seems there are other locations in town where such a project would have less of an impact on the town's residents.
- Lights – given the nature of the proposed operations, we assume it will be a high-security facility which will likely include heavy duty flood lighting at night (similar to the Mission dispensary) that could be a disturbance to nearby residents.
- Financial impact – please outline the estimated financial impact of this project to the town including estimated tax revenues and any associated costs.

The above matters are of significant concern to us and, as a result, we strongly oppose the proposed project. While your insights into these matters might help allay *some* of our concerns, we do not feel that the proposed location for this facility is in the best interest of the town's residents.

We appreciate your attention to these matters and look forward to discussing them further at the public hearing on July 28th.

Sincerely,

Joe and Mandy Jalbert
10 Birch Tree Drive

Date: 7/21/21

To: John Cashell & Georgetown Planning Board

Subject: Humboldt East, Major Development Marijuana Business Special Permit - 2 Norino Way

Mr. Cashell and Georgetown Planning Board,

My wife Kasey and I have been residents of Georgetown since 2014. We have loved Georgetown from the start, especially the small town feel it has, and knew it was a perfect place to raise our family. We spent our first four years on Molloy road then moved across town to Long View Way in 2018 to make room for our growing family. Our house on Long View Way is our dream home and checks all the boxes. It has plenty of space for our three growing children, it is located in a quiet neighborhood filled with other families for our kids to play with, and most of all it has a large private back yard that borders the woods. We have always loved the woods behind our house and how it creates a barrier between our neighborhood and the rest of Georgetown. Our kids especially love the wildlife that it attracts which ranges from deer, turkeys, rabbits, woodchucks, and even fisher cats this summer. In the winter when all the vegetation dies off, our kids love to go exploring there and when it snows, we have been known to make some epic sledding trails that seem to go on forever.

When we learned of the new marijuana business proposal for Norino Way, our hearts instantly sank. Developing the proposed piece of property alone has an immensely negative impact on our entire neighborhood. A large chunk of the wooded area that we love so much and which provides the sound barrier and privacy from interstate 95 and the rest of Georgetown would be instantly gone. The neighborhood would not only be louder without the trees, but in the winter months when the vegetation is gone, where our kids now play and go sledding would be replaced by the backside of a building illuminated by florescent lights. The clearing and development of this land would be the second major disruption that our neighborhood would be forced to endure. The installation of the new water tower (directly in our back yards) several years ago permanently impacted home values and the landscape of our neighborhood. This alone should have been enough disruption for anyone to have to deal with in a single lifetime. It is unfair for such an amazing neighborhood to be forced to go through a similar ordeal for a second time.

The second major concern that we have is the fact that the proposed development is for a marijuana business. In general, my wife and I are not opposed to these types of business being located in Georgetown. We have no problem with the facility that is located on 133 and have always been supportive of new businesses and growth in Georgetown. We are however, strong believers that there are appropriate locations for these types of businesses to be built. Mission Dispensary for example, is at the intersection of 133 and interstate 95, far away from any residential neighborhoods or homes. The proposed new development, however, will be sandwiched between the Long Hill/Long View neighborhood and the Long View Apartment complex. Between the two I would be very surprised if this area is not one of the denser residentially populated areas within the town. This IS NOT an appropriate location for a marijuana business. It is a fact that these types of business give off odors associated with the cultivation process and that there is no way around it. There have been many occasions where I could smell Mission dispensary from the 95 ramp and 133, several 100 yards away from the building

itself with my car windows up. Understandably, the proposed development on Norino would be smaller, but it also in the backyard (and front yards) of hundreds of people and their families, and not on the side of a major highway. My wife and I would be devastated if the first thing our kids smelled when they got off the bus from school everyday was marijuana. The same goes for all the people that enjoy walking their dogs or children through the Long Hill/Long View neighborhood on a daily basis. They should not have to be subjected to the smell that is produced by this type of business and rob them of the fresh air they were looking for on their walk. It would be extremely hard for me to believe that there are not any alternative commercial properties available in Georgetown that are located away from residential neighborhoods and still meets the needs of the business.

In closing, we are all residents in this town and need to look out for each other and do what is best for our community as a whole. If the owners of this business have a strong desire to develop in Georgetown and be a positive part of the Georgetown community, then they would be willing to listen to the concerns of the residents and consider alternate locations/proposals that would minimize any sort of negative impact to the town. As the proposal for this new facility is reviewed by you Mr. Cashell and the Planning Board, I strongly urge you to take into consideration our concerns, which are the same concerns being voiced by many others in our neighborhood, that this is not an appropriate location for this type of business to be built. If the proposed development plan on Norino requires any sort of special waivers or approvals to move forward as written, I strongly urge you and the board to think long and hard before considering approving them. Alternative plans that do not require such special waivers or approvals and have the least impact to the residential community should be fully explored and the preference for the Board to move forward with and approve. I understand that development and new business within the town is important, but they should not be done at the cost of the quality of life of its residents.

Thank you for your time and considerations.

Chris and Kasey Schubert
5 Long View Way
Georgetown MA 01833
617-827-4224
Chris.w.schubert@gmail.com

Norino/Long Hill Project

Alycia Torres <alyciatorres@gmail.com>

Tue 7/20/2021 9:06 PM

To: John Cashell <JCashell@georgetownma.gov>;

Dear Mr. Cashell,

I'm writing to express my concern about the plans to build a service entrance to a new marijuana growing facility on Long Hill.

My family lives on Birch Tree Drive, one of the three streets that comprise the small neighborhood that will be impacted. We have two young children that frequently walk and ride bikes in the neighborhood. Until now it has been a great safe space for so many children to enjoy a freedom that is not so common anymore and one of the main things that attracted us to our home in the first place.

We are very upset and discouraged to hear about the plans to turn the entrance to our neighborhood into a commercial avenue and hope that you will strongly consider the families impacted negatively by this plan.

Thank you for your consideration.

Best,

Alycia Torres

6 Birch Tree Drive

617-335-6034



Virus-free. www.avast.com

Planning Board: Georgetown

Dear John,

As a property owner at 2 Long Hill Road, and mother of a young child, I recently became aware of a plan to build a grow facility on the Mira property with driveways exiting onto residential Long Hill Rd instead of Norino way.

While I am not oppose to building a grow facility on an industrial property, and understand the tax benefits that such a development will bring to the town, I am deeply concerned about having the exits on Long Hill Road. Such action will increase traffic in the neighborhood. Long Hill Rd is a neighborhood of families with young children; as such increased traffic puts the safety of our children at risk. Also, with increased traffic means an increased level of noise pollution resulting from delivery trucks accessing Long Hill Rd at all hours of the day.

The appeal of Georgetown is that it is a small town where families can raise their children in relative safety. Personally had I been aware of this proposal, I would not have moved to the town as I anticipate this development will drastically change the tranquility of the neighborhood that we have come to love.

The project does not clarify what if any mitigating actions will be taken to ensure the safety of the community and minimize the impact of the increased traffic and noise pollution. Also, do you know what time of day these deliveries will be made? What prevents the applicants from having deliveries made in the evening and night time?

Lastly it was also my understanding that the abutters will be notified by certified mail of this project. As of today 7/20/2021 – we have yet to receive any notice. I live at 2 Long Hill Rd.

Please provide any information as to any mitigating actions that will be taken to address the issues raised.

Sincerely

Nancy Collins.