

# Town of Georgetown

Planning Office  
1 Library Street  
Georgetown, MA 01833



Phone: (978) 352-5713

Fax: (978) 352-5725

## Site Plan Approval Application

Please type or print clearly:

In accordance with Section 165-83 of the Georgetown Zoning Bylaw, Site Plan Approval is required for the following:

\_\_\_\_\_ Construction, exterior alteration, relocation, occupancy, or change in use of any building for commercial, industrial, office, multi-family, municipal, institutional, utility, fraternal or recreational purposes.

  X   Resumption of any use discontinued or not used for more than two (2) years or for the expansion of any existing use.

**Petitioner:** Georgetown Fish & Game Association  
**Address:** 19 Lake Avenue  
**Telephone Number:** 978-352-9831

**Owners of Land:** SAME  
**Address:** \_\_\_\_\_  
**Telephone Number:** \_\_\_\_\_  
**Number of Years of Ownership:** 72 years

**Location of Property (address):** 19 Lake Avenue  
**Zoning District:** Residential B  
**Assessors:** **Map:** H **Lot #** 7B-1A  
**Registry of Deeds:** **Book #:** 1961 **Page #** 512

**Description of Project and Proposed Use:** Demolition of 9'x37' Firing Range Shed.  
Construction of a new 14'x54' 3-sided Firing Range Shed in same location.

**Proposed Building:**  
**Ground Floor (Sq. Ft.):** 756 SF **# Floors:** 1  
**Total Sq. Ft.:** 756 SF **Height:** 14'-6"  
**Use:** Recreational Use - Firing Range Shed **Type of Construction:** Type VB

**Petitioner and Landowner signatures:**

Every application for Site plan Review shall be made on this form which is the official form of the Planning Board. Every application shall be filed with the Town Clerk's Office. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the Town Clerk or Planning Office does not absolve the applicant from this responsibility. The petitioner shall be responsible for all expenses for filing and legal notification. Failure to comply with application requirements, as cited herein and in the Planning Board Rules and Regulations may result in a dismissal by the Planning Board of this application as incomplete.

The Petitioner hereby agrees to permit inspection to confirm construction as per plan during ordinary business hours by the Planning Board or its agent. The Petitioner shall compensate agent, where applicable.

The Planning Board reserves the right to hire a consultant at the Petitioner's expense if deemed necessary to further review plans or supporting data (M.G.L. Ch. 44. Sec. 53G)

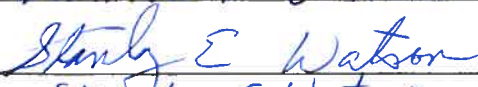
**Petitioner's Signature:**

Print or type name here:

  
\_\_\_\_\_  
Michael T Gallivan

**Owner's Signature:**

Print or type name here:

  
\_\_\_\_\_  
Stanley E Watson

# **Georgetown Fish & Game Response**

**June 29, 2020**

## **SITE PLAN APPROVAL**

### **APPLICATION CHECK LIST**

- 1) Eighteen (18) copies of completed Site Plan Approval Application.
  - One electronic copy attached per the direction of John Cashell
- 2) Eighteen (18) copies of Site Plan at a scale of 1" = 40' and prepared by a Registered Professional Engineer certified in the Commonwealth of Massachusetts.
  - One electronic copy attached per the direction of John Cashell
- 3) Two (2) copies of drainage calculations.
  - There is no change in the site drainage as we are building in the existing footprint.
- 4) Abutters list certified by the Assessor's Office.
  - A list was requested from the Assessor's office on June 3rd.
- 5) One (1) copy of all applicable permits prior to the issuance of a building permit (i.e. variance).
  - No prior permits have been requested
- 6) Written permission from the owner of the property to apply for Site Plan Approval if petitioner is not the owner.
  - The petitioner is the Owner
- 7) Filing Fee. **\$1,000.00 made out to the Town of Georgetown, MA.**
  - Mailed 6/29/2020
- 8) The following information must be shown on the plan or described as part of the written documentation:
  - a) Locus Map
    - Shown on ARC Surveying drawing titled "Plan of Land"
  - b) Date
    - Shown on ARC Surveying drawing titled "Plan of Land"

- c) North Arrow
  - Shown on ARC Surveying drawing titled "Plan of Land"
- d) Name, Address, phone number of owners, and or design engineer
  - Shown on ARC Surveying drawing titled "Plan of Land"
- e) Location of all wetland's ad buffer zones and of flood plain
  - Shown on ARC Surveying drawing titled "Plan of Land"
- f) Easements
  - Shown on ARC Surveying drawing titled "Plan of Land"
- g) Coverage Percentages of building and impervious area
  - Buildings and impervious areas are less than .05% of the site
- h) Location and name of all streets and indicate whether the street is public or private way.
  - Shown on ARC Surveying drawing titled "Plan of Land"
- i) On-site and abutting lot lines
  - Shown on ARC Surveying drawing titled "Plan of Land"
- j) Zoning lines
  - Shown on ARC Surveying drawing titled "Plan of Land"
- k) Existing and proposed topography contour lines at one (1) or two (2) foot intervals
  - Shown on ARC Surveying drawing titled "Existing Conditions"
- l) Information on the location, size and type and number of existing and proposed landscape features. A proposed plant list containing
  - There is no landscaping scope in this project
- m) Information on the location, size, and capacity of existing and species/common names and size/caliper shall be included as well proposed on-site and abutting utilities (water, sewer, drainage, electrical, cable, etc.)
  - Shown on ARC Surveying drawing titled "Existing Conditions"
- n) The location and dimensions of all existing and proposed buildings and uses on site, including sheds, dumpsters etc.
  - Shown on ARC Surveying drawing titled "Plan of Land"

- o) Elevation and facade treatment plans of all proposed buildings. Color renderings are encouraged and may be required.
  - Shown on the attached Architectural drawing A1 dated 6-29-20
- p) Information of the location, size, and type of parking, loading storage and service areas.
  - Parking areas are not being modified and there is no storage or service areas.
- q) Zoning and other applicable setback distances
  - Shown on ARC Surveying drawing titled "Existing Conditions"
- r) Zoning parking calculations
  - There is no additional parking required for this project
- s) Fire Lane
  - There is an existing road more than 20 feet wide to the building site.
- t) Details and specifications (if applicable) for proposed site amenities, including but not limited to fences, walls, other barrier materials and special paving materials.
  - There are no site amenities for this project
- u) Limit of work delineation
  - Shown on drawing L1 dated 6-26-20
- v) Maximum number of employees
  - There are no employees
- w) Signature box for Planning Board's approval with five (5) lines.
  - Included on drawing L-1 dated 6-29-20
- x) Sight Distance, measured as and in compliance with Chapter 365, Subdivision Regulations of the Town of Georgetown Section 37.H.1, Clear Sight Distance.
  - There are no sight lines as the project is internal to the property and located in a wooded area.
- y) If any waivers are sought from the Planning Board from this Section, they shall be clearly listed with their description on the drawing.
  - There have been no waivers sought for this project.

Additional information is required regarding traffic, community impact assessment, town character, parking, landscaping. See Section 165-83 Site Plan Approval

We have reviewed Section 165-83 and offer the following

- H. Traffic - There will be no additional traffic as the new structure is an in kind replacement
  - I Community Impact Assessment - Due to the location of the project there should be no impact to the existing community
  - J Town Character - Due to the location of the project we believe that we will not be affecting the town character
  - K Parking requirements - The club currently has plenty of parking and we expect no increase in need due to this project
  - L. Site Landscaping - The existing gravel and grass will be replaced adjacent to the new structure.
  - M. Exterior Lighting - There is no exterior lighting on this project.
9. The Planning Office will send the legal notice to the newspaper and will forward the bill to the petitioner. The Planning Office will also notify the abutters and will bill the applicant for the cost.

Revised 4-2013

# BIG BORE RANGE BUILDING REPLACEMENT GEORGETOWN FISH & GAME ASSOCIATION

19 Lake Street  
Georgetown, Massachusetts 01833



## Architect

Raymond T. Guerin, Architect  
68 Turnpike Road, Suite 108  
Georgetown, MA 01833  
Telephone: 978-368-2749  
Email: Ray@RTGArchitect.com

Structural Engineer:  
MB&H LLC  
797 Turnpike Street  
North Andover, MA 01845

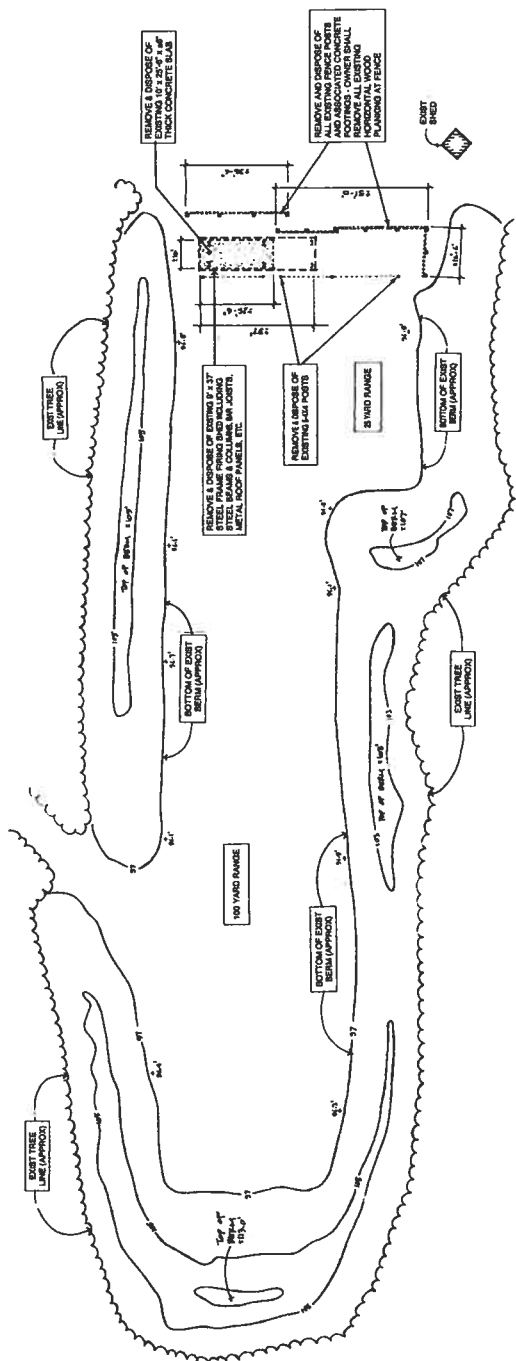
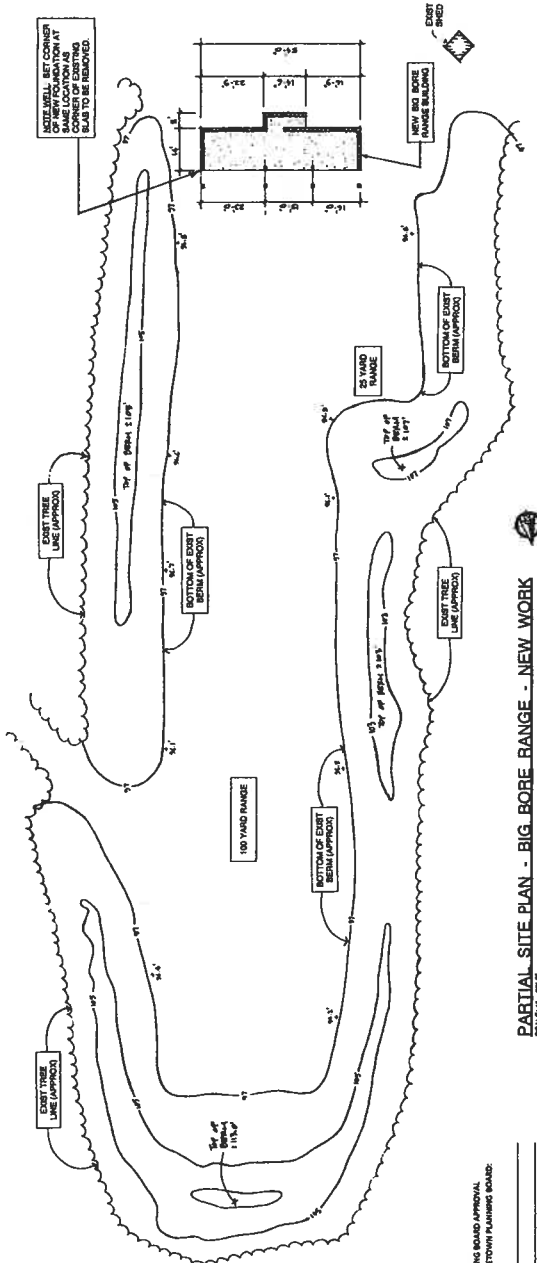
Acoustical Consultant:  
Acoustech Incorporated  
3 Moulton Street  
Cambridge, MA 02138

PLANNING BOARD APPROVAL  
GEORGETOWN PLANNING BOARD:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE: \_\_\_\_\_

## PARTIAL SITE PLAN - BIG BORE RANGE - NEW WORK

SCALE: 1" = 20'



## PARTIAL SITE PLAN - BIG BORE RANGE - DEMO WORK

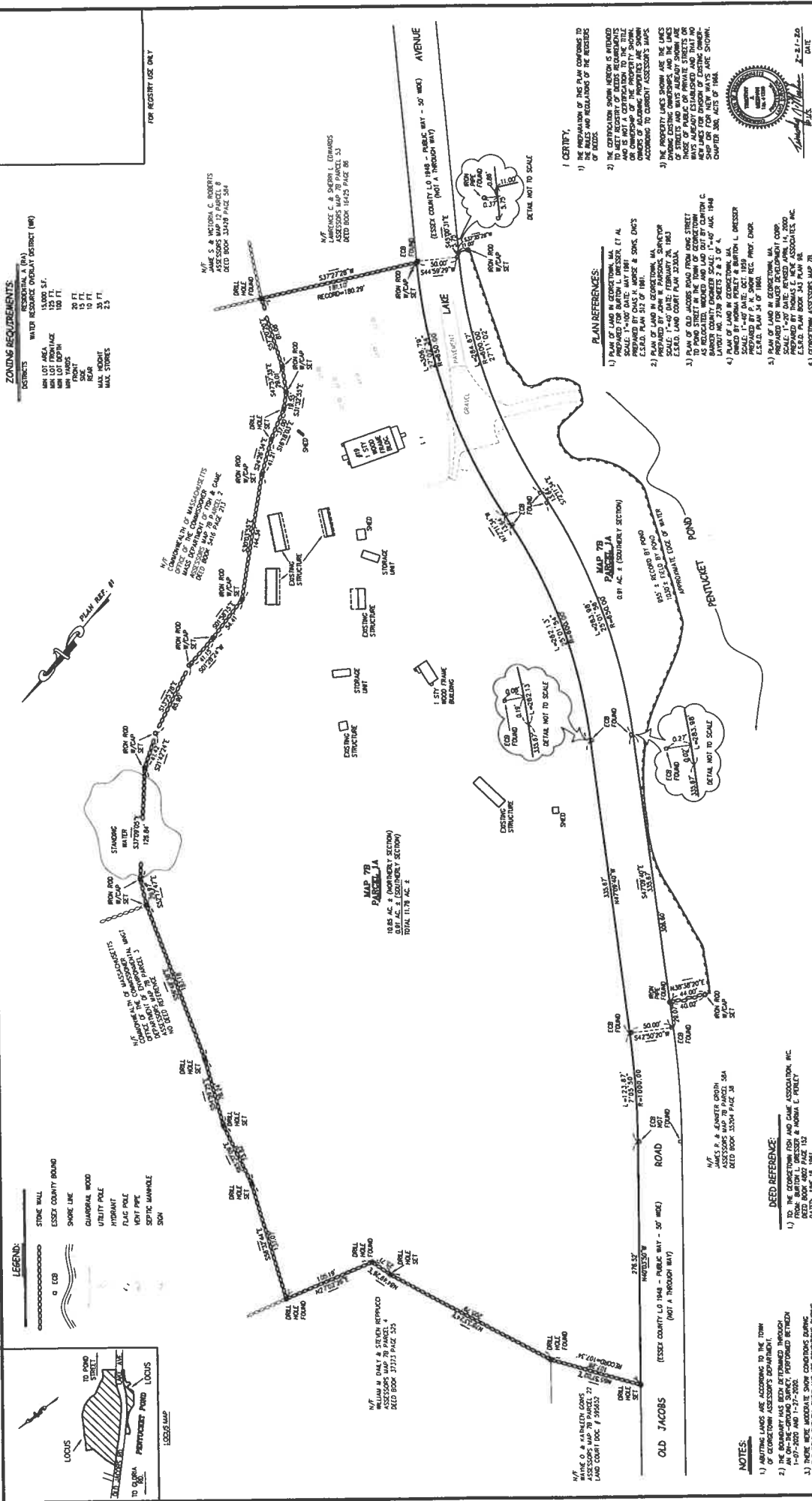
SCALE: 1" = 20'

## BIG BORE RANGE BUILDING REPLACEMENT GEORGETOWN FISH & GAME CLUB 19 LAKE STREET, GEORGETOWN MASSACHUSETTS

## COVER PAGE, PARTIAL SITE PLANS & GENERAL NOTES

### GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF GEORGETOWN, MASSACHUSETTS, AND THE STATE OF MASSACHUSETTS, PRIOR TO THE START OF CONSTRUCTION.
2. EXISTING CONDITIONS WERE REFERENCED FROM DRAWINGS OBTAINED FROM THE OWNER AND FIELD OBSERVATIONS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND SHALL SUBMIT A FIELD REPORT TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND SHALL SUBMIT A FIELD REPORT TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
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6. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND SHALL SUBMIT A FIELD REPORT TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
7. FOR COMPLETION INFORMATION AND LOCATIONS OF SUBSURFACE UTILITIES, THE CONTRACTOR SHALL CONSULT THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND SHALL SUBMIT A FIELD REPORT TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND SHALL SUBMIT A FIELD REPORT TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
10. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND SHALL SUBMIT A FIELD REPORT TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
11. UNLESS NOTED FOR REMOVAL OR REPAIR, ALL EXISTING IMPROVEMENTS TO REMAIN AND SHALL BE PROTECTED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITIONS.
12. AREAS USED ON-SITE FOR THE STOCKPILING OF MATERIALS, CONSTRUCTION STAGING AND OFFICE USE SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER. THE CONTRACTOR SHALL RESTORE ALL SUCH AREAS TO THEIR ORIGINAL CONDITION OR BETTER IMMEDIATELY FOLLOWING THEIR USE. THE OWNER MAKES NO WARRANTY AS TO THE EXISTING CONDITION OF THE SITE OR THE ACCURACY OF THE RECORD DRAWINGS.
13. THE LIMITS AND GRASSES OF NEW IMPROVEMENTS SHALL MEET THOSE OF EXISTING CONDITIONS WHERE THEY INTERFERE. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE ON ALL FINISH SURFACES WITH NO SURFACE WATER FORMING OR PONDING.





**ZONING REQUIREMENTS:**

DISTRICTS	RESIDENTIAL A (RA)	RESIDENTIAL B (RB)	COMMERCIAL (C)	INDUSTRIAL (I)
MIN LOT AREA	15,000 S.F.	15,000 S.F.	15,000 S.F.	15,000 S.F.
MIN LOT FRONTAGE	125 FT	125 FT	125 FT	125 FT
MIN LOT DEPTH	100 FT	100 FT	100 FT	100 FT
MIN YARDS	25 FT	25 FT	25 FT	25 FT
FRONT	25 FT	25 FT	25 FT	25 FT
REAR	10 FT	10 FT	10 FT	10 FT
SIDE	10 FT	10 FT	10 FT	10 FT
MAX HEIGHT	35 FT	35 FT	35 FT	35 FT
MAX STORIES	2.5	2.5	2.5	2.5

MAP 78  
PARCEL 1A  
1/4 AC. & (NORTHWEST SECTION)

WATER RESOURCE DISTRICT  
LINE SCALED FROM  
MAP PROVIDED BY THE TOWN

WATER RESOURCE DISTRICT LINE

WATER RESOURCE DISTRICT LINE

WATER RESOURCE DISTRICT LINE

WATER RESOURCE DISTRICT LINE

WATER RESOURCE DISTRICT LINE

WATER RESOURCE DISTRICT LINE

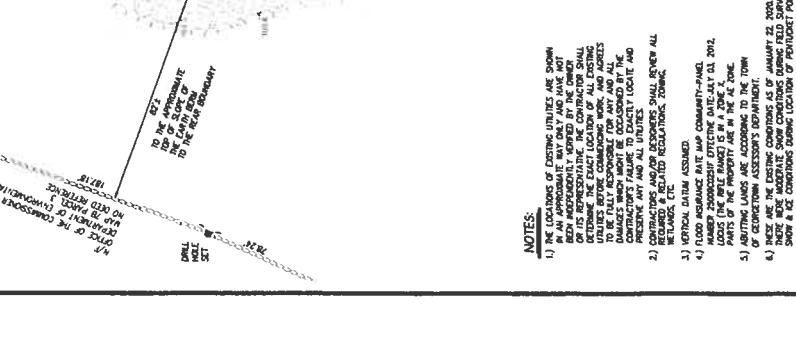
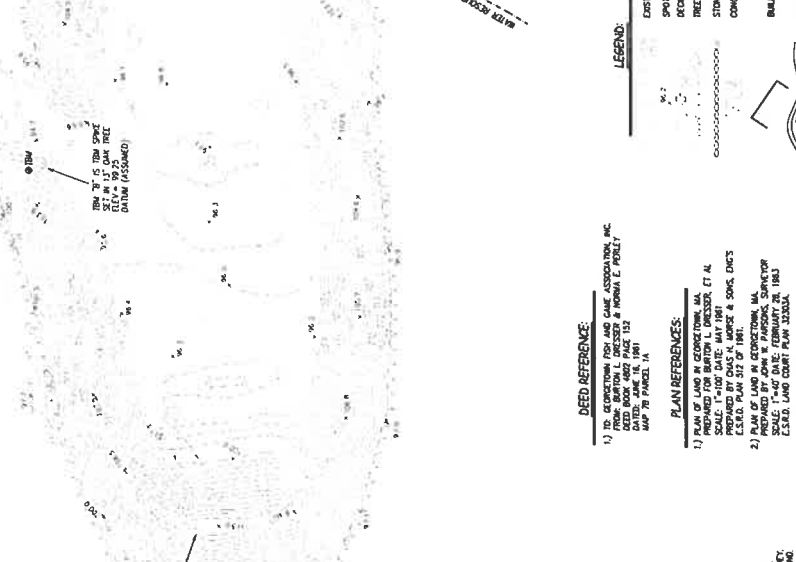
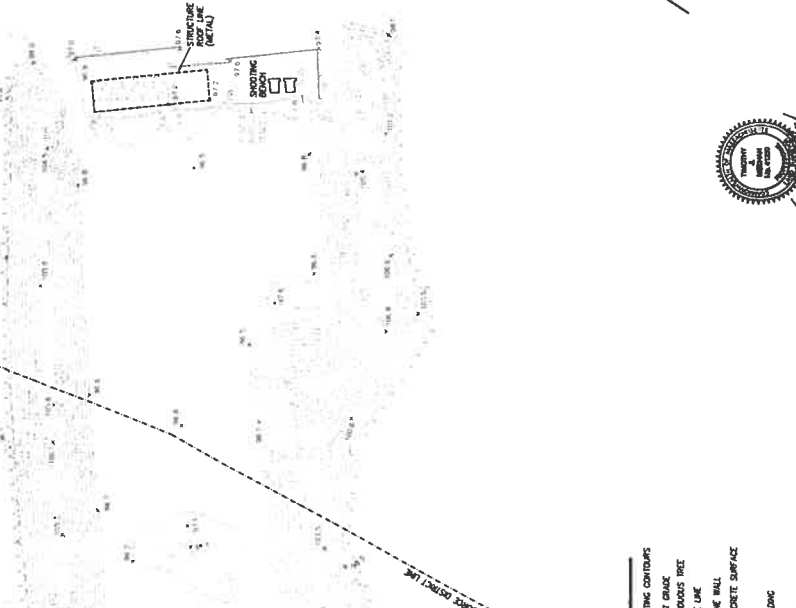
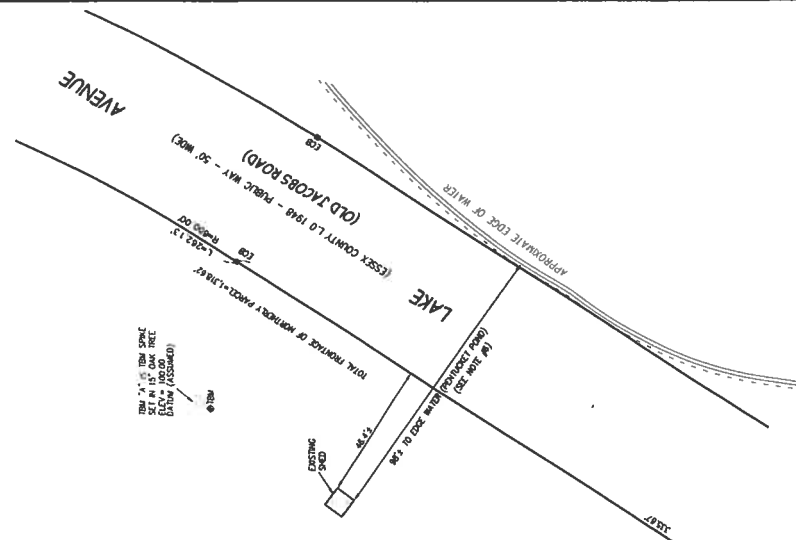
WATER RESOURCE DISTRICT LINE

WATER RESOURCE DISTRICT LINE

WATER RESOURCE DISTRICT LINE

WATER RESOURCE DISTRICT LINE

WATER RESOURCE DISTRICT LINE



**LEGEND:**

- EXISTING CONTOURS
- SPOT GRADE
- DECAUSUS TREE
- TREE LINE
- STONE WALL
- CONCRETE SURFACE
- BUILDING
- SHORE LINE
- TEMPORARY BOUNDARY
- POST WOOD

**DEED REFERENCE:**

- 1) DEED REFERENCE: DEED NO. 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 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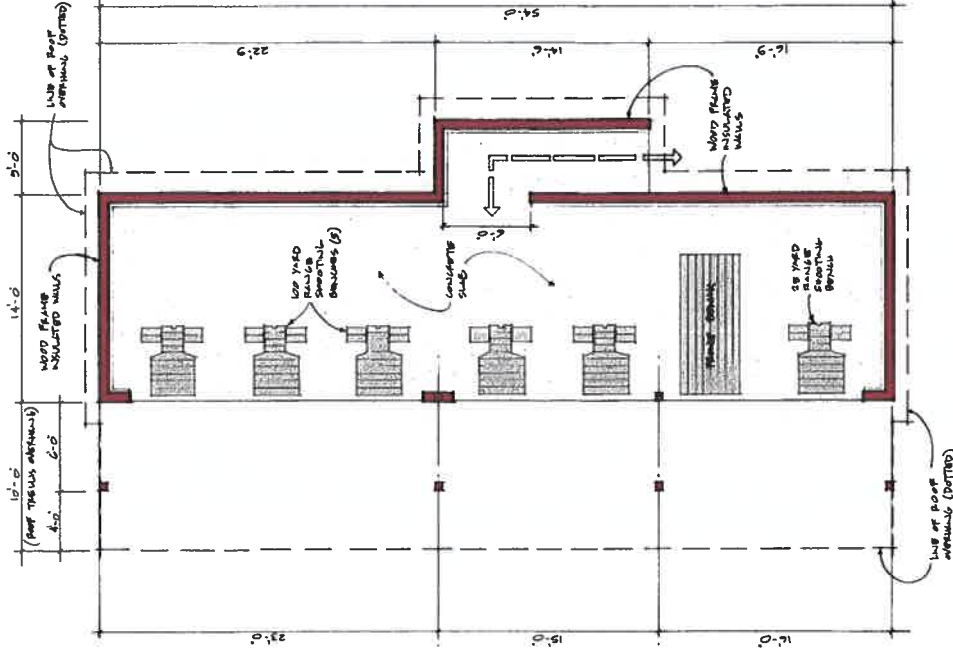
BIG BORE RANGE BUILDING REPLACEMENT  
GEORGETOWN FISH & GAME CLUB  
19 LAKE STREET, GEORGETOWN MASSACHUSETTS

FLOOR PLAN  
EXTERIOR ELEVATIONS

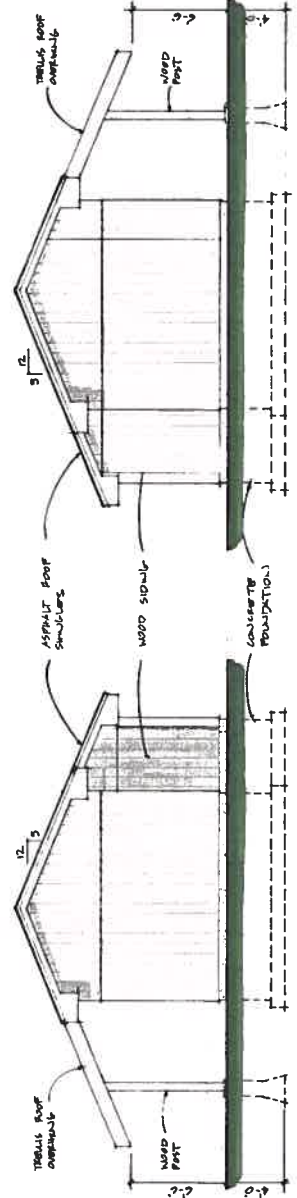


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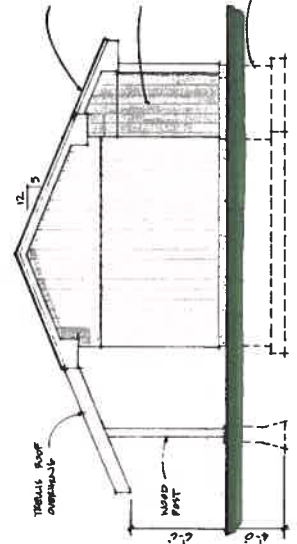
PROPOSED RANGE FIRING  
ENCLOSURE FLOOR PLAN  
SCALE 1/4" = 1'-0"



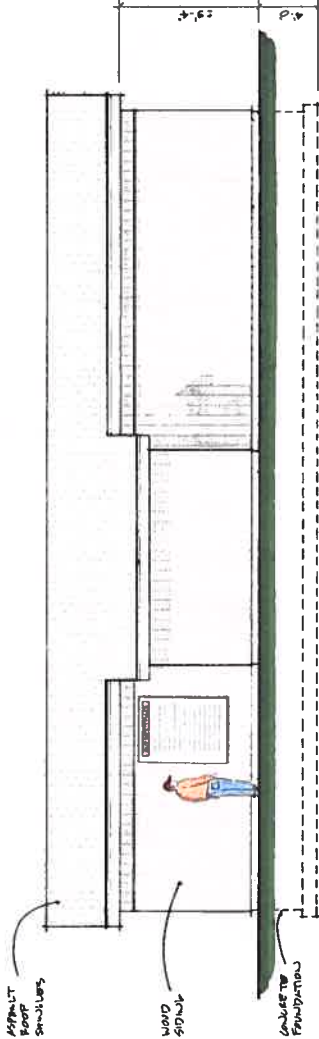
PROPOSED EAST ELEVATION  
(RIGHT SIDE)  
SCALE 1/4" = 1'-0"



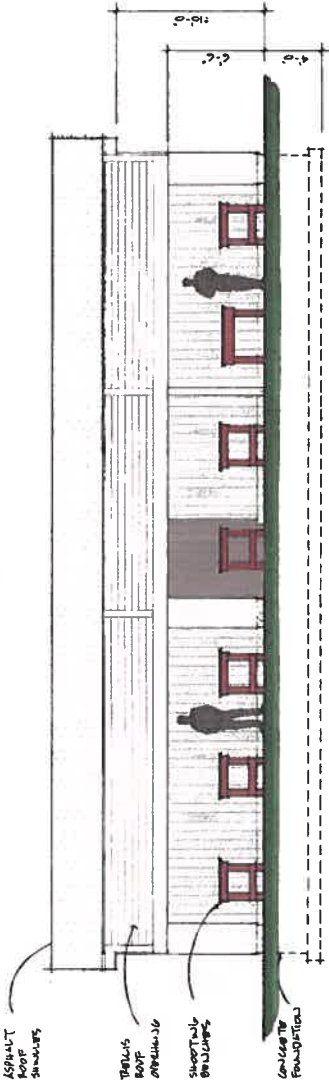
PROPOSED WEST ELEVATION  
(LEFT SIDE)  
SCALE 1/4" = 1'-0"



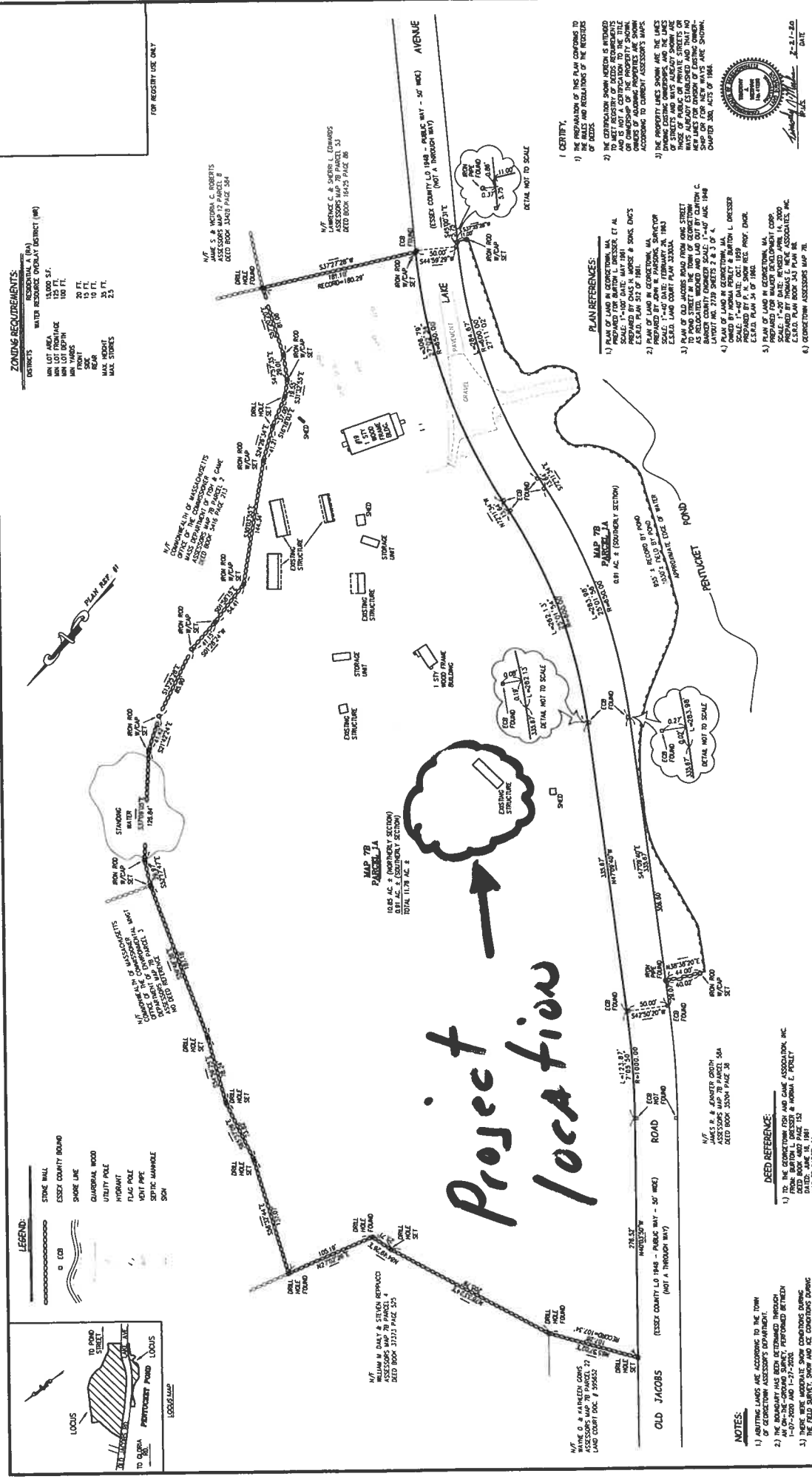
PROPOSED SOUTH ELEVATION  
(ENTRY SIDE)  
SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION  
(RANGE SIDE)  
SCALE 1/4" = 1'-0"



# Showing Project Location



<b>PROJECT TITLE</b> Georgetown Fish & Game Association, Inc. Pennekett Survey 19 Lake Avenue Georgetown, MA 01833 Essex County Assessors Map 78 Parcel 1A		<b>PLAN TITLE</b> Plan of Land L2		<b>DATE</b> 2-21-20	
<b>PROJECT LOCATION</b> Georgetown Fish & Game Association, Inc. P. O. Box 302 Georgetown, MA 01833 Essex County		<b>DEED REFERENCE</b> 1) THE BOUNDARY BETWEEN THE LAND ASSOCIATION, INC. AND THE LAND ASSOCIATION, INC. WAS DETERMINED BY A SURVEY CONDUCTED BY THE LAND ASSOCIATION, INC. ON 1-27-2020 AND 1-27-2021. 2) THE BOUNDARY BETWEEN THE LAND ASSOCIATION, INC. AND THE LAND ASSOCIATION, INC. WAS DETERMINED BY A SURVEY CONDUCTED BY THE LAND ASSOCIATION, INC. ON 1-27-2020 AND 1-27-2021. 3) THERE WERE MODERATE SNOW CONDITIONS DURING THE FIELD SURVEY, WHICH MAY AFFECT THE ACCURACY OF THE SURVEY.		<b>NOTES</b> 1) ANYTIME LANDS ARE ACCORDING TO THE TOWN OF GEORGETOWN ASSOCIATION'S DEPARTMENT. 2) THE BOUNDARY BETWEEN THE LAND ASSOCIATION, INC. AND THE LAND ASSOCIATION, INC. WAS DETERMINED BY A SURVEY CONDUCTED BY THE LAND ASSOCIATION, INC. ON 1-27-2020 AND 1-27-2021. 3) THERE WERE MODERATE SNOW CONDITIONS DURING THE FIELD SURVEY, WHICH MAY AFFECT THE ACCURACY OF THE SURVEY.	
<b>REVISION</b> NO. DATE DESCRIPTION BY		<b>SCALE</b> 1"=50' 0 50 100 150 FEET			