

Site Plan Approval Application

G. Mello Disposal Corp.

Carleton Drive, Georgetown, MA

Assessor's Map 15, Lot 46

Nancy A.S. McCann, Esq.
McCann & McCann, P.C.
89 Newbury Street, Ste. 302
Danvers, MA 09123
978-739-8484
nmccann@mccannlaw.com

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Fax: (978) 352-5725

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GEORGETOWN PLANNING BOARD

Petitioner and Landowner signatures:

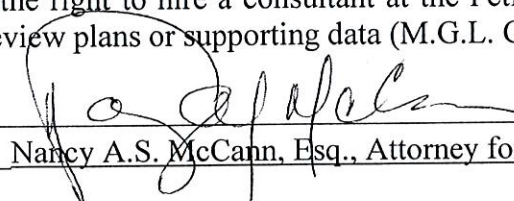
Every application for Site Plan Approval shall be made on this form which is the official form of the Planning Board. Every application shall be filed with the Town Clerk's Office. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated 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:



Nancy A.S. McCann, Esq., Attorney for Applicant

Owner's Signature:

Print or type name here:

See Authorization Letter attached

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1. Site Plan Application Form
2. Exhibit A - Project Narrative
3. Exhibit B – Summary of Operations
4. Owner's Authorization
5. Operation and Maintenance Plan
6. Traffic Impact and Access Study dated March 2019 with Supplemental Report dated April 26, 2019
7. Zoning Determination Letter from the Georgetown Building Inspector
8. Georgetown Board of Appeals Decision (#19-07)
9. Current Deed
10. Site Plan Set (Sheets 1-11) w/ Building Elevation and Floor Plan Drawings

Also submitted:

Stormwater Management Report –Project Data/Report (2 copies)

Traffic Report Appendices (1 copy)

Certified Abutter's List (1 copy)

Exhibit A

PROJECT DESCRIPTION Transfer station Carleton Drive, Georgetown, MA

I. Introduction:

The Applicant, G. Mello Disposal Corp., currently operates a transfer station located at 203 East Main Street, Georgetown MA. The Massachusetts Department of Environmental Protection (MassDEP) Northeast Regional Office (NERO) has required that the existing transfer station be upgraded to comply with MassDEP regulations; the upgrade and compliance of the existing facility will require the enclosure of the current transfer station operation and an increase in capacity to make that upgrade financially viable. During the course of the municipal hearings relative to necessary improvements to the existing transfer station, it became apparent that an alternative location would be more desirable.

Therefore, the Applicant identified the subject Property of land located at the end of Carleton Drive adjacent to Interstate 95, and containing approximately 14.6 acres of land in the Commercial C Zoning District, to relocate its transfer station operation. The Applicant has proceeded with its consultants to design a new transfer station on Carleton Drive that will be in *full compliance* with the MassDEP regulations, which will allow the Applicant to continue to meet the waste disposal needs of its customers. The Applicant has received the necessary zoning relief from the Georgetown Board of Appeals to permit the transfer station project on the Property as proposed and now requests Site Plan Approval pursuant to Section 165-83 of the Georgetown Zoning Bylaw.

II. Project:

The Applicant proposes to construct and operate on the Property a transfer station - **a place where residential garbage/trash and recyclables, and commercial trash, construction materials and non-hazardous commercial wastes are accepted, sorted, processed, compressed, baled, and loaded on vehicles for transport to off-site disposal sites or landfills.**

The new transfer station facility will consist of a 30' access driveway along the westerly lot boundary; a residential waste and recycling drop off center; a 15,000 square foot waste handling building; scales, scale house and circulation areas around the new building. Utilities servicing the facility will be extended from Carleton Drive. The Applicant proposes a permitted capacity of 500 tons per day (108,900 tons per year) of solid waste which will meet needs now and into the future, as well as advance the goals of the Massachusetts Solid Waste Master Plan. The proposed transfer station will fully comply with the dimensional and density requirements under the Georgetown Zoning Bylaw, and will fully comply with the MassDEP regulations for new transfer station facilities.

A summary of the proposed operations is provided in Exhibit B to this application package. Also provided and referenced herein are the following supporting documents:

1. Operation and Maintenance Plan prepared by project engineer Cornerstone.
2. Traffic Impact and Assessment Study prepared by GPI Traffic Engineers

We look forward to presenting this Site Plan Application to the Planning Board.

Owner's Authorization

The undersigned being the owner of a certain parcel of vacant land on Carlton Drive, Georgetown, MA containing 14.572 acres, shown as Lot A on a plan recorded with the Southern Essex Registry of Deeds in Plan Book 374, Plan 34, and further shown on Georgetown Assessor's Map 15, Lot 46 ("the Premises") hereby assents to the filing by G. Mello Disposal Corp. or its representative of any and all municipal and state applications as may be necessary or desirable to permit the development of a solid waste transfer station and recycling facility on the Premises. Thank you.

East-West Mirra Realty LLC

By: 

Norino Mirra, Manager

Date: _____

By: 

Antonio Mirra, Manager

Date: 12-13-2018