



## *Town of Georgetown*

## *MINUTES*

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Committee: Planning Board  
Date: March 11, 2020  
Time: 7:00 pm.  
Location: Georgetown Town Hall, 3rd floor conference room.

Members present: Harry LaCortiglia, Bob Watts, Joanne Laut, Bruce Fried.

Members absent: Tille Evangelista.

Staff present: John Cashell, Town Planner.

Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board meetings may be found at [www.georgetownma.gov](http://www.georgetownma.gov) and by choosing the Community TV option. The Meeting was called to order at 7:00 by H. LaCortiglia.

### **Minutes:**

B. Watts Motion to approve the draft February 12, 2020 Planning Board meeting minutes.

J. Laut: Second.

Motion carries 4-0; 1 absent.

*{Planning Board request revisions to meeting minutes of February 26, 2020}.*

### **Vouchers:**

*{Planning Board requests voucher to be resubmitted at next meeting}.*

### **Correspondence:**

H. LaCortiglia: Do I have a motion to consider the correspondence as read?

B. Watts: So moved.

Motion carries 4-0; 1 absent.

### **Public Hearing:** G. Mello Disposal, Carleton Drive.

B. Fried: Motion to reopen the public hearing for G. Mello Disposal on Carleton Drive.

J. Laut: Second.

Motion carries 4-0; 1 absent.

H. LaCortiglia: For the folks standing, please watch the live stream downstairs in the second floor meeting room.

Nancy McCann, attorney for the applicant: We filed yesterday a written request for a continuance of this hearing without discussion due to a number of factors.

1. There is a state of emergency in Massachusetts and the gathering of such a large group in such a small space is ill advised by our state officials, the CDC and others. We have requested a continuance to April 8th, which I understand is wide open at this point.
2. We also have requested a larger venue to accomodate everyone who would like to be here.

3. Our traffic consultant is sick and we cannot make our traffic presentation. Traffic was the agenda item to be discussed at this meeting.

J. Cashell: It has always been the prerogative of the applicant, when there is a Board member missing, to request a continuance.

B. Watts: Everything I have read about epidemiology is that now is the time to disengage. The purpose of this meeting was to discuss traffic. I am inclined to grant a continuance.

J. Cashell: When an applicant asks for a continuance, this Board typically grants it - that is the precedent - the common practice of this Board.

B. Fried: I agree with Bob regarding the epidemiology. I think we are in a hot, close environment. This is not a good idea for tonight.

J. Cashell: I did hear from the audience, it is a democracy. Many residents have asked for this meeting to be scheduled at a larger venue to accomodate them all, and asked for a continuance as well due to the state emergency. Maybe we could have a show of hands?

*{Planning Board, Town Planner, Town Engineer and applicant's representatives discuss stormwater.}*

L. Graham: I don't have a response to work with on that. We were planning to discuss traffic tonight.

John Samil, 16 Carleton Drive: We have requested for four weeks to have this meeting moved to a facility that can handle the size of the public that would like to be here and have a right to be here. It is not acceptable to put them in a room downstairs. You (Harry LaCoriglia) have single handedly refused to even consider our request. I want that on the record. Not only did the public request a continuance and a larger venue for safety reasons but so did the applicant. You are deciding this without even consulting the Board. I want this on the record. I would like the next meeting to be scheduled for an appropriate location for the size of the meeting.

John Duff, 6 Carleton Drive: We have requested the Conservation Commission for months now, that we would like to walk the property.

N. McCann: The public is not invited because it is a liability.

B. Fried: Motion for a Site Walk at Carleton Drive on the evening of the next continuation of this hearing, at 6pm.

J. Laut: Second.

Motion carries 4-0; 1 absent.

N. McCann: At this point in time, the answer is no- the public would not be invited. But I can reach out to the seller for the authorization. It is about liability.

J. Cashell: We should not be doing anything that the public is not invited to.

Elizabeth Hanes, 17 Trestle Way: I am concerned about the property values, air quality and traffic, dust and debris, hazardous waste. How can you tell me it is not going to seep into the groundwater? How is this safe? It is up to you to make Georgetown better, not worse.

Planning Board, Town Planner and applicant's representative discuss underground storage tanks, industrial waste water tank, septic system, hazardous materials, asbestos, the small percentage that Georgetown actually uses of the current capacity (3%); request to go for a Town Vote; legal authority to refuse waste; 500 ton daily limit.

J. Cashell: The special permit for the use has already been allowed by the ZBA. The special permit for the water resources, part of that hearing process requires a Site Plan approval. We may end up hiring a traffic consulting engineer and we are doing our jobs to the best of our ability.

Daniel Pareto: I drove a truck for 37 years. Drivers coming from Andover, trucks leaking oil, trucks with brake issues, and accidents are a concern especially with this volume of trucking. Mello has no control over those trucks driving through our town.

Patrick Canning, 4 True Lane: I have asbestos concerns, and what are the onsite filters? What is the air filtration system as the doors open and close? Are the workers inside protected or breathing this? What % of trucks are under contract and what % are not?

Nicole Canning, 4 True Lane: My concerns are safety issues, particularly fire. This past August there was a 4 alarm fire at the recycling plant in Andover. What is the fire prevention system? Will Carleton Drive be able to accommodate multiple fire trucks and ambulances?

K. Birmingham: Trucks are lining up today in the morning outside the current location, I see them in the morning. You say it isn't happening, but that is not correct. For your new location, are we going to have to police that? If they aren't listening now about lining up, will they be listed when you require them to drive on Route 95 only?

John Duff: It will be 10 times the volume it is now. It is a huge increase in magnitude.

Tracie, 1 True Lane: What is the Selectmen's role? Were there any discussions off the record with various Boards or town employees regarding this?

H. LaCortiglia: The Board of Selectmen did ask the Conservation Commission and the Planning Board to give a report.

Tracie: Did the Selectmen, the Planning Board, the Zoning Board or anyone that has financial ties to Mello have to recuse themselves?

I am asking directly - will anyone, on any of these Boards be benefiting financially from Mr. Mello and his company, for this big project?

All Planning Board members respond individually “No”. They cannot respond for other Boards.

Tracie: So, we shouldn’t be worried about who is going to be building the underground storage tanks? No one on the Selectmen will have any ties to that? And, no one had to recuse themselves?

And, what about the meeting that you said would be inappropriate for them to be talking about?

The Selectmen are using scare tactics, by saying the town will take a huge hit if Mello doesn’t stay, and there are no facts or numbers to back that up, that’s inappropriate to be saying.

How could we make sure that our Selectmen represent us, and what is in our best interest?

J. Cashell: An applicant can only apply for a use, in a town that it is allowed for. The ZBA granted a special permit. It was not appealed. For the second special permit, for the water resource issue, it is still under review. The Board of Selectmen does not have a permitting role in this project.

Barbara Williams, 6 Spofford: What about the environmental impact? The pollution? The destruction to town roads, and the cost to the town? Who measures the pollution? Who does the traffic and environmental impacts? Do you have a checklist? The air quality, diesel fumes, noise and smell.

John Duff: It would seem important to have a neutral traffic study.

Lee Craig, 3 Spaulding Road: This parcel has been empty for 50 years. In 1979 there was a 600 foot buffer zone voted in at Town Meeting.

Cheryl Locke, Bella Woods: The land is wet, traffic is an issue already and very difficult now. Carleton Drive is very narrow. A hauler can not turn around on that road. If one hauler is pulling onto 133 and another one is pulling in - how will that be addressed?

Kostyp, 11 Tiger Road: I am concerned about property values. If our values go down in this town, because of the reputation of a huge dumpster plant, what would the financial benefit be to the town? What is the benefit to Georgetown to allow this project?

J. Bonavita: Mello has benefited the community. I don’t expect people not to move to Georgetown because of this transfer station. Mr. Mello said he would go to 300 tons. I would like to see the heavy trucks come in after 9am and leave before 3pm. Mr. Mello is going to be spending in the 7 figures for this project, so it has to be enough tonnage to make this work. I encourage a compromise.

J. Jarrone, 2 Carleton Drive: There are trucks at 3am and 4am in the morning. I was never notified. I am the only house on the street. I am losing the value of my house. I was at home watching the meeting. I am so offended that I drove in to speak at this meeting. Six years ago, my wife was in an accident on Carleton Drive with a truck and my kids were in the car. My driveway is on Carleton Drive. I have to see my town have the “sweet smell” like the JRM facility on Route One.

Peter Cannery, 4 True Lane: What are the buffers planned for the highway? When you drive on Route 95 you are going to see a 3 acre trash plant. The marijuana facility was a preexisting empty facility. That is not comparable to taking an open piece of land and building something new. That was misleading to compare.

It seems that our Selectman Mr. Bonavita and Mr. Mello are having private conversations. There is no other town begging to have a 500 ton transfer station built there.

Jonathan Samil, 16 Carleton Drive: The marijuana facilities have a host agreement with payments made to the town. There is no host agreement with Mello. They are not comparable.

Georgetown businesses on Carleton Drive will be driven out of business.

John Duff: The elephant has left the room (Joe Bonavita). I am shocked by his behavior repeatedly. He has lost touch with his constituents. A 500 ton disposal system will be the town of Georgetown's reputation going forward.

Mike Birmingham, 12 True Lane: At the last meeting you stated that 133 is not town responsibility to maintain. The ZBA is on the record saying that it is. We talked with surveyors at that intersection of Carleton and 133, and they are looking at expanding each of them.

In the fill of 35,000 cubic yards, is it going in directly slanted toward the west, or is it equally going west to east?

Conservation Commission hasn't had a 3rd party review yet.

The meetings between every Board and the applicant. It is on the record where there is a \$450,000 loss. Where is the backup for that statement? When we asked where that number came from, we were told it came from the applicant. We would like those figures. Have you heard anything about that?

The first meeting in December, it wasn't televised, where it was decided that 203 E. Main Street location wasn't going to happen. To me, that was deliberation not in an open meeting. Do you remember that meeting? Who participated?

And, when it was decided that 203 E. Main Street was not an appropriate location - how and why did 1/10 of a mile away become a good location? What happened to the National Way site being considered?

Whose job is it to maintain the Master Plan? This project is in direct contradiction to the master plan.

Peter Kershaw, 4 Littles Hill: I am an engineer and a business owner. Some of the body language around 100% containment worried me. Don't take that term loosely. 100% containment is not the vase. Take seriously what the impact is going to be on the environment and this community that we live in. Mr. Bonavita said that we want to attract business, we want to encourage people to come here.

This will not attract business. It will attract contractors. I look at what is going on in business and in industry there is a lot of growth. Gerogetown has empty shops, we have a community falling back in time. Something this size and magnitude does not fit with the culture of this town. Let him go to another town and ask for a 500 ton transfer station and see who lets him in. There are not a lot of towns opening up their doors. So we are in a position as a Board, a town, a community, to compromise. We are at 50 tons right now. And asking to process 500 tons, a million pounds of which only 3% of that trash is ours. I feel like the Board is bruising away everyone's comments. I think that needs to be looked at. What impact will this project have on our community in the long term of bringing businesses into this town and attracting new homeowners?

B. Watts: Motion to accept Form H Extension of Time through June 30, 2002.

J. Laut: Second.

Motion carries 4-0; 1 absent.

J. Laut: Motion to continue the public hearing for Mello Disposal to April 22, 2020..

B. Fried: Second.

Motion carries 4-0; 1 absent.

#### **Public Hearing: 196 West Main Street.**

B. Fried: Motion to open the continuance of 196 West Main Street.

J. Laut: second.

Motion carries 4-0; 1 absent.

B. Watts: Motion to accept Form H Extension of Time through June 30, 2002.

J. Laut: Second.

Motion carries 4-0; 1 absent.

B. Watts: Motion to continue the public hearing to March 25, 2020.

J. Laut: Second.

Motion carries 4-0; 1 absent.

#### **Planning Office:**

*{Planning Board and Town Planner discuss the Green Communities Grant for \$140,000.}*

B. Fried Motion to adjourn.

J. Laut: Second.

Motion carries 4-0; 1 absent.

The meeting was adjourned at 10:20pm.