



Town of Georgetown

MINUTES

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Committee: Planning Board
Date: September 22, 2021
Time: 7:00 pm.
Location: Virtual Meeting via Zoom

Members present: Harry LaCortiglia, Bruce Fried, Bob Watts, Joanne Laut.
Member absent: George Comiskey.
Staff present: Town Planner, John Cashell.

Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board meetings may be found at www.georgetownma.gov and by choosing the Community TV option.

The Meeting was called to order at 7:00 by Harry LaCortiglia.

Minutes:

J. Laut: Motion to accept the meeting minutes for September 8, 2021 with corrections.
B. Fried: Second.

Motion carries 4-0; via roll call vote.1 absent.

Vouchers:

B. Watts: I move to approve the voucher for H.L. Graham and Assoc. technical review for G. Mello \$910.00; North of Boston Media Group \$1,840.40; as cited in our packets and on this meeting's agenda.

J. Laut: Second.
Motion carries 4-0; via roll call vote.1 absent.

ANR: Hampshire Lane – Map 7A, Lot 36. This Plan includes land in Groveland.

Bill Holt, engineer for the applicant.
Mike Maroney, for the applicant.

{Planning Board, Town Planner, and applicant's representatives discuss the proposed plan.}

B. Holt: This is a 4.3-acre parcel in total at 931 Salem Street (currently building a commercial project on that) on the Groveland town line. The owner would like to split his lot in two and split a lot off Hampshire Lane to create a residential lot of approximately two acres. The town line bisects the property. It is 80,120 sq feet in total area.

Frontage is on Hampshire Lane. We located the Georgetown town bounds on West Main Street and the bounds in Groveland. The zoning in Georgetown is RC. The house will be located in Groveland. Jim Scanlon did the PERC test in Georgetown, where the septic system will be located.

J. Cashell: Groveland endorsed this plan last night.

B. Watts: I move to endorse the ANR plan entitled: Plan of Land located in Georgetown and Groveland, MA showing approval not required plan at Hampshire Lane (a private way of variable width) prepared by William G. Holt PLS, 83 W. Main St. Merrimac MA 01860; consisting of sheet 1 of 1, dated April 9, 2021 and last revised August 28, 2021.

J. Laut: Second.

Motion carries 4-0; via roll call vote.1 absent.

ANR: 13R & 15 Old Jacobs Rd.

{Planning Board, Town Planner, and applicant's representatives discuss the proposed plan.}

John Paulson, Atlantic Engineer for the applicant.

Jennifer Papalardo, owner 13R Old Jacobs Rd.

Julie Rogers, owner, 15 Old Jacobs Rd.

J. Paulson: This is a relatively simple land swap between the parties.

B. Watts: I move to endorse the ANR plan entitled: Lot Line Adjustment between 13R and 15 Old Jacobs Road in Georgetown, MA prepared by Atlantic Engineering and Survey Consultants Inc. 97 Tenney St. Georgetown, MA 01833, dated September 14, 2021 (no revision date) consisting of sheet 1 of 1 and Notes 1-4; and for this plan to be recorded by the applicant at the South Essex Registry of Deeds.

J. Laut: Second.

Motion carries 4-0; via roll call vote.1 absent.

ANR: 393 Central Street.

{Planning Board, Town Planner, and applicant's representatives discuss the proposed plan.}

Jay Ogden, applicant: This plan was prepared by ASB Design Group in Topsfield, MA. This is a 3 lot ANR in Georgetown, part of the property is in Boxford.

We are proposing relocating the existing house and then creating 7B, 7C on Central Street in Georgetown. The remaining lot will be in Boxford for the Boxford Planning Board to discuss further. Lot 8A, the remaining approximately 2 ½ acres are wetlands and wetland buffer in Boxford. Boxford zoning is 2 acres.

H. LaCortiglia: Will you check the signature block please for the note “Planning Board endorsement does not constitute compliance”?

B. Watts: I move to endorse the ANR plan entitled: Plan of Land located in Boxford and Georgetown, MA prepared by ASB Design Group, 363 Boxford St, Topsfield, MA 01983; dated September 14, 2021 (no revision date); consisting of Sheet 1 of 1; and Notes 1-5; and for this plan to be recorded by the applicant at the South Essex Registry of Deeds.t5

J. Laut: Second.

Motion carries 4-0; via roll call vote.1 absent.

Planning Office:

B. Fried: In the interest of time, I would like to request that we keep both of these items to ten minutes or so, if we can.

H. LaCortiglia: Yes.

1. G. Mello Disposal:

H. LaCortiglia: This is the draft denial and Notice of Decision {brings up on screen}. We voted for the denial on September 8, 2021. This is ministerial.

B. Fried: I move to issue the final decision and the Notice of Denial as discussed this evening for the 20 Carleton Drive, Map 15, Lot 46 Site Plan Approval.

J. Laut: Second.

Motion carries 4-0; via roll call vote.1 absent.

2. 70 Tenney St. TINC/Cultivana:

J. Cashell: This is a request to extend the temporary occupancy permit. We have given a number of extensions all having to do with plantings. These were planted in June, but with all the rain, things did not do that well and 12 of the arborvitaes did not survive and were just recently replanted. We do want to maintain a surety. The applicant is asking for a 60-day extension for temporary occupancy through November 30, 2021.

M. Melander, owner: Unfortunately, when we planted the trees, we had two weeks of 90-degree weather and I think 28 days of rain in July. The trees did not survive. We are waiting for David Varga’s approval, at the end of the 60-day temporary occupancy permit. This should be the last temporary permit. The new trees look much better than the first ones.

B. Watts: I move for the Planning Board to favorably recommend to the Building Inspector the issuance of a temporary occupancy permit for the Cultivana LLC facility located at 68-70 Tenney Street for up to and including Nov 30, 2021 provided the present surety of \$110,000.00 surety held in escrow remains in place until the final occupancy is achieved.

141
142 B. Fried: Second.
143 Motion carries 4-0; via roll call vote.1 absent.
144

145
146 **Public Hearing: 2 Norino Way/Humboldt** Map 15 Lot 50H.
147

148 Jill Mann, Attorney for applicant.
149 Jayme Fishman, applicant.
150 Chris Drinan, Architect for the applicant.
151

152 H. LaCortiglia: I am sure that the public would like to participate tonight. We open the hearing, we
153 hear from the applicant, then we go to our review specialist, then the Planning Board and then we go
154 to the public. During the last hearing for a different project, I am proud to say that all of the
155 neighbors here in Georgetown were extraordinarily civil whether they were for the project or against
156 it. This is a public hearing.
157

158
159 J. Mann: We reached out to abutters, and had a small informal meeting with them via phone. We
160 addressed the concerns of noise, traffic, odor and safety. It was a productive meeting.
161

162 Overview of the project - 4.8 acres parcel located at intersection Long Hill Road and Norino. Located
163 in a light industrial district and marijuana overlay district. The Board voted to allow us a 300-foot
164 waiver, so this project is eligible to proceed. This is an exceptionally steep-sloped site.
165

166 We propose to construct a two-story building. The front portion has two stories because the
167 elevation is lower at the front. The rear is one story. The way the building works is related to the
168 slope. There is no public access, no exterior signage, no windows, no retail sales, 28 parking spaces on
169 site, limited emergency access onto Long Hill Road, and single access to the building from Norino.
170

171 *{Attorney presents visual impact; lighting; (building mounted and pole lights); minimal lighting and downcast; efforts to*
172 *avoid light pollution; safety; access; landscaping and screening; emergency access; driveway; parking; one shipping door on*
173 *lower level; odor mitigation specialist; noise.}*
174

175 We have already secured a provisional license from the Cannabis Control Commission. Mr. Fishman
176 also received a Host Agreement from your Board of Selectmen. We meet all of the dimensional
177 requirements of frontage, setback, lot coverage, building height, open space.
178

179 This facility will be preferable to a traditional manufacturing business. For odor mitigation, we will
180 have a report from an odor mitigation specialist in 1-2 weeks. Noise. Much less noise than traditional
181 manufacturing. Twice a week delivery, and every two weeks shipments because you only harvest
182 every two weeks.
183

184 Marijuana does generate an odor. We can provide an effective plan for odor mitigation. We have a
185 brand-new metal fabrication building. It has weathertight, airtight, independent kiosks inside. There
186 are no windows. All of the grow rooms are highly regulated for temperature, moisture, pests.
187

Every hallway has a door at the end with automatic closures and locks. We do that intentionally so there is no escape of odor. The odor neutralizer is not industrial Febreze. It is an odor neutralizer, to eliminate the odor. The exhaust fans are upwards.

H. LaCortiglia: Is Larry Graham in attendance?

J. Cashell: No. He usually has a conflict with another town.

H. LaCortiglia: I would like the Board to give their approval for Larry Graham to review the Stormwater calculations.

{Planning Board agree to have Larry Graham review Stormwater calculations}.

H LaCortiglia: For your 100-year 24-hour storm event, what standard did you use? How many inches of rain? John, please relate 8.94 inches to Larry for Stormwater review, and ask Larry Graham to review the photometric plan.

Engineer for applicant: NRCC 100-year storm is 8.94 inches.

For the emergency access way, is that 100% necessary? I will defer to the public safety recommendations. I would like the Board to consider asking both Chiefs if they can do without it? If you did not have to clear that, you would have a much easier time maintaining a natural buffer for the street. Would the Board agree to asking both Chiefs?

J. Laut: I am fine with asking them.

B. Watts: Yes.

B. Fried: Yes. I would like to understand if it is really needed or not.

B. Watts: I like the solution of angling it to break that up. That is a partial solution perhaps.

H. LaCortiglia: There is a considerable number of trees and foliage there. John, will you take care of that letter to the Chiefs? If they would prefer to see an actual emergency access, will you ask them their perspective regarding a lockable gate?

J. Cashell: I will get in touch with the fire chief and police chief. If they are of the mind of an emergency road, I'll ask about a lockable gate.

H. LaCortiglia: I would like to know, with 40,000 sq feet of cultivation, you would need a lot of light and power?

J. Fishman: The active canopy is 20,000 which requires more light and power.

H. LaCortiglia: I am more concerned with the amount of how you are producing it with certain lights, how you are generating it and the heat you'll need to remove – your power consumption. We need to

235 look at your water usage. There is a finite amount of water in Georgetown. How much power will
236 you use?
237
238 You have a large roof. I would like to see you exploring solar panels and generating your own power.
239 A lot of load will come to Georgetown Power and Light.
240
241 J. Fishman: We met with Municipal Light and Water to discuss usage. There is a legislative
242 requirement promulgated by the CCC that has a maximum cap on wattage per square foot. It is 36
243 watts per sq. foot. The CCC limits us on a square foot basis.
244
245 H. LaCortiglia: I do not want this to be a drain on the Georgetown grid. If you could explore that,
246 please do make a good faith effort to look at that.
247
248 J. Laut: I would like to see this project as green as possible.
249
250 B. Watts: I like the landscaping. I like the thinking about reduced visibility, the idea of not seeing the
251 building at all coming up Long Hill.
252
253 B. Fried: Will we see the full odor mitigation plan? Why so many small rooms?
254
255 Chris Drinan: The small rooms are because it is easier to control the climate of each room with
256 smaller footage. It uses less energy, there is risk mitigation for pests and rodents. Small rooms are
257 stop gaps.
258
259 B. Fried: Is this all soil based or is it going to be hydro-phonic? What is your method of growing?
260
261 J. Fishman: We haven't settled on the final, but we are leaning heavily toward hydro-phonic.
262
263 H. LaCortiglia: We will need to know that, so we better understand your water usage as a resource of
264 Georgetown's.
265
266 J. Cashell: I will get in touch with the fire chief, and discuss emergency access and potential gates. I
267 will have a discussion with Dave Schofield, I have spoken to him about this project. The large roof is
268 a really good point, there is a lot of sun and it is a great opportunity for solar.
269
270 It is important to accomplish meetings with abutters. The more you handle in a private manner
271 outside of the Planning Board meeting, it really works well to introduce people and give them the
272 information they need. I think if you can continue doing that, it will result in a much better outcome.
273
274 J. Mann: We absolutely will entertain additional meetings with abutters.
275
276 H. LaCortiglia: For the abutters, if we don't get a chance to hear you tonight, you have my personal
277 word that you will be heard and your questions answered.
278
279 Sumul Shah: 4 Longhill Rd. How much time do I have, may I give a presentation now, I have about
280 29 slides?
281 H. LaCortiglia: You will have a chance to present, but tonight may not be best for that.
282

Sumul Shah: I only heard about the attorney meeting with the residents after it happened. I've read every word of your application and every word of the bylaws; I would like to discuss with you. I operate a school out of my house. I am just over 300 feet building to building, 100 feet property line to property line. I welcome the opportunity to meet with you.

{agreement with Mr. Shah to meet with Attorney Mann.}.

Joe Ferra, 10 Longhill Rd: Green initiative, I want to point out the negative environmental impact of this project --carbon dioxide, every kilogram creates almost as much as a car in a year. Tens of thousands of plants. 36 watts per sq foot, over 1 mega. watt of electricity that further creates greenhouse gases.

I have concerns about water usage. Every year we have droughts. How will this affect residents? Large use of fertilizer, toxic to the environment. How will they manage runoff or contamination to the surrounding area? Are they designing for any kind of contamination? What are they held to? Can there be unannounced inspections? There is a concentration of gases as buildings degrade.

Security and safety. With that massive amount of power use, and hundreds of lights and fire hazard. There is a lot of power in a small area. Is this a higher risk of fire hazard because of the massive power use and all the lamps that will be used? Could there be a single exit and entrance?

You will notice a 27,000 sq. foot building, it is massive in that area. They will have products valued in the millions of dollars on hand at all times. Safety is a concern. Will there be people trying to steal? Will that require 24-hour security?

Property values as we all know. are based on location. No one wants to live in a building like this or a business like this. There is no doubt that houses next to this will decrease, therefore all neighborhoods will go down. Is this something that we need or want in our town? We want business that provides something positive. service, product or employment.

Ken Sapienza, 13 Longhill Rd: I am 486 feet away. I am on the updraft because we live on a hill. The output of that odor will be level with me. I've yet to receive a single notice of this plan. There is no transparency. I am concerned about water usage. We have the water tower; we have the cell tower and the apartments. Safety, smell, odor, property values, what element might come to this area to investigate this facility?

The apartments were proposed for both sides of Norino Way, and at the time, the town could not handle the water or electricity load and the project was denied for this side of the street. What other facilities have they built? What systems have they used? What charcoal filters have they used? The building is not a good-looking building

H. LaCortiglia: You are 13 Long Hill Rd. The reason you wouldn't have received any notification is that you are not an abutter, or an abutter to abutter. You are three removed out. There was not a mistake.

Lauren Dalis, 16 Long View Way: I was able to attend Mr. Mann's meeting yesterday although it was short notice. It would be helpful to have additional meetings. Is that emergency road a nice to have or need to have? Will you please check with our emergency first responders to see if it is necessary?

I would like to understand this company's community reinvestment plan. It is a large, high profit company. I understand the tax benefit to the town but I don't understand the direct line to the residents - the community benefit. Are the taxes going to go down or freeze? We echo all of our neighbors' concerns and thoughts today. Our neighbors have spoken for us as well.

H. LaCortiglia: Will you please upload the host agreement to the town website? Everyone should have access to that. The host agreement will explain obligations they have, payments they need to make.

J. Cashell: The host agreement is an attachment to the first comments report.

Mandy and Joe Jalbert, 10 Birch St: We agree with all our neighbors' concerns and comments. My concern is about noise. When you cut down all that vegetation and all those trees, there goes the sound barrier to route 95 and Norino Way, that is already quite loud.

This is currently the sound buffer that we depend on. You are removing the sound buffer. The location is hard for us to swallow. We understand the zoning. You are touching a residential area of 55 homes; this location is not great for people affected by it. It is making us not feel heard or respected. for our lives and experiences. We chose a quiet wooded area, and that is being eaten away.

H. LaCortiglia: This is not the last time you will have an opportunity to speak. You will be able to ask more questions and have comments as we proceed.

Lauren King, 4 Birch Tree Dr: I echo all my neighbors' comments. We moved to this town for my boys. I have three young boys. This neighborhood is chock full of kids, everywhere you look they are riding bikes, they are exploring, they sled down that hill.

Please drive through our neighborhood and see our neighborhood and our kids and where they play. It is still a drug that will be grown within 300 feet of my neighbors and where my boys play.

I would personally prefer any other manufacturing industry. What will I tell my boys about what is potentially being built there? The odor is a huge issue. You drive by Mission and most days there is odor. The kids already play in that area, they play on that emergency access road. This neighborhood is 55 houses with upward of 100 kids.

We bought a home here for the safety and security of a small-town feel. I implore you to think of the children in this neighborhood and in the apartments across the street.

Boris Tabakin, 4 Long View Way: I've been here for 20 years. A general sense with the apartments, the water tower that cut down many trees. There is a general sense that this is being dumped on us here in this neighborhood. Having an industrial facility is a general feeling of screwing you and your 50 homes so that the town can benefit.

It is never Little's Hill, or down Tenney, it is always our neighborhood. I agree with all of my neighbors and their comments. There should be some consideration of us, as residents. Our primary wealth is in our houses. Thank you for your consideration and your time, I do appreciate the open process.

379
380 H. LaCortiglia: Zoning is a predictor of what will happen one day. It is not an abstract idea. If you
381 don't like the zoning, we have an open town meeting form of government, and you can change
382 zoning. If you don't like your zoning, change it.

383
384 Jason and Darcy Halmen, 12 Long View Way: I came across the Cannabis Control Commission
385 published by the Commonwealth of MA Energy and Compliance guide. Their statement on water
386 usage. 20,000 sq. feet canopy = 32,000 of water a day. That is 1.168 million gallons of water a year.

387
388 H. LaCortiglia: We haven't determined if it is soil based or hydro-phonic based. We don't know if it is
389 a closed loop system. We haven't received that information. I can assure you that I will not be voting
390 for any permit without that information.

391
392 Jason Halmen: Wastewater disposal cannot be discharged to an online septic system. How are they
393 addressing that?

394
395 H. LaCortiglia: Keep in mind we are in early days, and we do not have those details. I do understand
396 your concern for the water.

397
398 Jason Halmen: Most odor abatement plans, there is a 24-hour line to call with problems. I would like
399 to see that odor abatement plan and that phone number in there.

400
401 H. LaCortiglia: Remind us of that, it could be a condition.

402
403 Mr. Torrez: Elevation is really challenging; this is set on a hill. This project sits on a hill, and their
404 venting upward will vent to us uphill, and into a 55-home neighborhood. There is only one exit and
405 one entry for the entire neighborhood. This is an odor concern. Our neighborhood is at a higher
406 elevation than the building.

407
408 I am concerned about trucking, the trucks can travel through the industrial park on Norino way, and
409 also, they can come down through Tenney St. There is no guarantee which way they will drive.
410 Tenney St. is a residential neighborhood with possible delivery of controlled substances.

411
412 Has the SPGA considered hiring an independent consultant to be paid for by the applicant to review
413 any and all parts of the project?

414
415 H. LaCortiglia: The Planning Board is the SPGA, (Special Permit Granting Authority) and we did that.
416 This evening we asked Larry Graham, our technical review engineer to conduct a review of the
417 stormwater. As other things come in, and other aspects of the plan if we feel as though we need
418 outside experts to help us understand, then we will ask for that.

419
420
421 I would like to thank everyone who participated. Being part of this process makes it better, especially
422 if you meet with the applicant, it is very helpful to give direct feedback to the applicant.

423
424 This will not be the last time you will have an opportunity to speak. Are there any other Planning
425 Board questions? I will accept a motion to continue to October 27, 2021. I would like to have Larry
426 Graham's review completed for the next hearing.

427
428
429 B. Fried: Motion to continue this hearing of 2 Norino Way/HumboldtEast to October 27,
430 2021.

431 B. Watts: Second.

432
433 Motion carries 4-0; via roll call vote.1 absent.
434
435

436 H. LaCortiglia: This hearing has now been continued. You will not be getting any further notices; you
437 will see the agenda posted at least 48-hours before the next hearing with the zoom link. The meeting
438 will begin at 7:00pm.
439

440
441 J. Cashell: We do have a meeting for October 13. With the pace of ANR you never know, there is
442 quite a bit of interest in dividing lots.
443

444 H. LaCortiglia: On the Stormwater standards that Larry needs to use to review. Are those ready for
445 e-code?
446

447 J. Cashell: The regulations are.
448

449 H. LaCortiglia: Maybe it is time for an e-code update.
450

451 J. Cashell: We haven't heard back from the Attorney General's offices. Once we receive those,
452 everything can be updated and uploaded. If there is ultimately no fall town meeting, we will have to
453 go through that again.
454

455 Next Monday night, at 7pm, we have a major development review committee meeting on zoom.
456

457 H. LaCortiglia: Could we start working on that on the back burner?
458

459 J. Cashell: Yes.

460
461
462

463 Motion to adjourn. B. Fried.

464 Second: B. Watts.
465

466 Motion carries 4-0; via roll call vote.1 absent.
467

468 Meeting adjourned at 9:24pm.

469