



Town of Georgetown

MINUTES

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3 Committee: Planning Board
4 Date: October 27, 2021
5 Time: 7:00 pm.
6 Location: Virtual Meeting via Zoom
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8 Members present: Harry LaCortiglia, Bruce Fried, Bob Watts, Joanne Laut, George Comiskey.
9 Staff present: Town Planner, John Cashell.
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11 Minutes transcribed by A. Thibault. Note: Video recordings of all Georgetown Planning Board
12 meetings may be found at www.georgetownma.gov and by choosing the Community TV option.
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14 The Meeting was called to order at 7:00 by Harry LaCortiglia.
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Minutes:

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20 B. Watts: Motion to accept the meeting minutes for October 13, 2021 with corrections.
21 J. Laut: Second.
22 Motion carries 4-0; via roll call vote. 1 abstain George Comiskey.
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Vouchers:

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27 B. Watts: I move to approve the voucher for Zoom October 2021 \$104.99; as cited in our
28 packets and on this meeting's agenda.
29 J. Laut: Second.
30 Motion carries 5-0; via roll call vote.
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Public Hearing: 2 Norino Way/ Humboldt East

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35 Jill Mann, Attorney
36 Dennis Colwell, Architect
37 Andrew Arseneault, traffic engineer
38 Chris Drinin, Architect
39 T. J. Melvin, Site Design Engineer
40 Jayme Fishman, Applicant
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42 J. Mann: We did meet with the abutters to address concerns. One of the big concerns is the access
43 out to Longhill Road, the emergency driveway.
44

45 J. Cashell: I spoke with the interim Fire Chief and he indisputably wants a second means of access,
46 due to the steepness of the Norino access. The interim Chief stressed that the only logical point of
47 emergency access is Longhill Road.

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49 G. Comiskey: How wide will that access be? Did the Chief specify any materials?

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51 J. Mann: He does have to be 20 ft. wide. We would love to put in gravel, but we don't have a
52 definitive answer.

53
54 Currently, we are angling the road in order to divert the eye. It will be curved toward Norino Way.

55
56 We are proposing to add more trees to soften the view. We do have security fencing. The gate will be
57 secure that people cannot use it. We can do a lot of things with the gate, a simple gate, a gate with a
58 screen. Abutters want screening.

59
60 We would like to discuss security. There will be a fence around the building to keep people off the
61 private property. In addition, there will be very few doors to the building- only 2 access doors with
62 any type of handle, and a loading and shipping area overhead door that is controlled and locked. All
63 doors, including interior are locked and alarmed. The loading and shipping areas as locked. {Attorney
64 Mann outlines the proposed fencing area on the plan.}

65
66 We have hired an odor control specialist that will be able to present the plan to the Board. Odor
67 control and containment is done with architecture, no windows, closed doors, interior design, seals.
68 Odor neutralization will not be industrial Febreze. There will be a compound added to break down
69 the odor compound. They will also have odor reduction filters, scrubbers and exhaust. We are
70 working on it on this plan and will deliver in advance of our next meeting.

71
72 For traffic this is probably the least impact traffic you are going to have. This is simply manufacturing
73 and cultivation. There is no retail component. There is low delivery and shipping. This is a grow
74 facility.

75
76 B. Watts: Will you provide the CV for the odor consultant, the track record?

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78 J. Mann: Yes.

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80 G. Comiskey: For the odor control, will there be exhaust units on the rooftop? Do you have a
81 rooftop plan?

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83 J. Mann: Not yet. It has not been designed yet. The roof structures have not been designed yet. It is
84 forthcoming after approval. Until we get bids, construction plans cannot be finalized. We can
85 provide an overview with minimum criteria and the condition of construction will be.

86
87 H. LaCortiglia: You won't have the details of the actual locations of the exhaust vents, but will have
88 the number you need? We will look at odor control, ventilation seems to be one topic that should be
89 handled all together. I would like to hear more about the traffic at this point.

90
91 Andrew Arseneault, Traffic Engineer, Vanasse & Assoc. Inc: There will be no increase in traffic. No
92 safety deficiencies were observed. Lines of sight on Norino Way exceed the required minimum

distances for safe operations. We estimated projected trips based on 28 employee sized general manufacturing facility. We estimate one vehicle trip every 1 or 1.5 every minute. We aim to reduce vehicle trips where possible, for example providing secure bicycle parking.

H. LaCortiglia: Please send the PowerPoint to the Planning Office, so that it can be posted on the town website and in our files.

G. Comiskey: Will there be multiple shifts?

J. Mann: We are anticipating most likely 2 shifts.

H. LaCortiglia: Will this be a 7 day a week operation?

J. Fishman: Yes, shifts will be 7 days a week.

J. Mann: Maximum of 28 employees at any given time and infrequent deliveries. This is a low traffic facility.

H. LaCortiglia: Has there been an answer to whether this is hydroponic or not?

J. Mann: Not yet. We have been investigating that. The only reason we have that industrial holding tank is for water running that can't be captured. This cannot go into stormwater. We are looking into the size of the tanks needed.

H. LaCortiglia: It will be very difficult to arrive at a decision until we have your decision regarding hydroponic or not.

J. Fishman: I don't think we ran the comparison for hydroponic, but we are closing in on a definitive answer. The Board will be pleased that we will be true to the host agreement.

B. Fried: One trip per minute, that sounds like a lot. Is it when a shift is coming in?

A. Arseneault: Yes. It is about 45 trips during rush hour of morning and evening.

C. Comiskey: It seems like odor is a big issue. Would the Board entertain having an odor review peer consultant?

H. LaCortiglia: I would be prepared to discuss that, once we receive the plan.

B. Fried: I would like to see a working version of the plan in action. I would like to visit a facility where it is implemented.

J. Mann: I will get a list of those, for a field trip or people could independently visit.

H. LaCortiglia: I am opening this up to questions from the public. Please state your name and address for the record. Please direct your comments and questions to me, and I will redirect to the appropriate person.

Sumul Shah, 4 Longhill Road: We spent 1 hr. 45 min meeting with the applicant. After this discussion, I now actually feel worse about the facility than I did before.

Odor. There really aren't going to be any detailed plans. There is not a plan for exactly where the equipment is going to go. What type of building will be built, and what are the specifications of the building? That is too late after the permit has already been granted. The type of building that is proposed is a pre-engineered metal building. Some have tighter standards than others. Even tighter buildings do leak. How sealed will the building be?

I asked for some level of standard for how sealed the building will be. There is no answer. How will that be evaluated, measured, tested? What is the standard that it should meet? These details are not being offered. How sealed can you make the building? Bio-facilities are highly sealed. I don't think that I have heard the applicant propose that level of sealing.

Exhaust fans. My whole neighborhood is directly downwind from where this air would be exhausted. The details are very important. I would like a Planning Board Peer Review. What are the standards? How is the applicant held to those standards?

Access. I understand that the fire department needs emergency access. This building is taking up a large footprint maximizing every square inch. It is significantly bigger than what they are permitted by the state. This takes away from accommodations for the neighbors.

Stormwater. It is not clear to me what Planning Board's level of review will be. What is the plan for overflow? Water runs down the slope of Longhill Road and accumulates at the bottom on the road. That turn at the bottom of Longhill becomes icy and dangerous. This is an existing condition. Where will the applicant's overflow go? They are only required to not make this worse. It seems like there would be an incentive to make it better.

Lighting. Lighting will only be on when people are in the building. With 2 shifts, that lighting will be glaring into our neighborhood.

Fencing. We are concerned that the plans are not developed and there is no fencing plan.

Chemicals and water usage. What kind of chemicals, and what kind of fertilizers? How do we know that the water runoff is keeping our families safe?

I am more concerned about the facility, the more I learn about it.

Tom Hagan, 6 Longhill Road: Clarification on which driveway that the deliveries are coming in? Longhill access will be for emergency only?

J. Mann: The only driveway to be used will be on Norino. The Longhill access will be emergency only and yes, gated at all times.

S. Sadler, 7 Hillside Drive: I was surprised to hear that a lot of these things haven't been figured out yet. I was a Selectmen up until 2019.

When Mr. Fishman came before the Board of Selectmen in 2018, we had these very same questions regarding how this operation was going to work. At that time those questions were unanswered. The response was the same that we are not sure how this is going to work. That was three years ago, and this application is before the Planning Board now and we still don't know how this business is going to operate.

H. LaCortiglia: I do not vote until I have all of the information in front of me.

J. Ferra, 10 Longview Way: What impact will shipments, traffic leaving the building have? What impact will the shipments have to the traffic? How come you cannot exactly model in the proposed production volume that this facility will actually produce and what the net result of shipments will be?

A. Arsenault: The traffic projections are for all uses, including deliveries and shipments.

H. LaCortiglia: Are you looking for a more refined model to predict proper vehicle trips? Maximum productivity and maximum shipments, raw products, any incoming deliveries. Please refine all of your incoming and outgoing trips on a single view chart and break down trips by use.

J. Mann: We believe there will be one shipment a week. Visits to site will include septic and wastewater pumping. Deliveries of fertilizer, it is basically an indoor farm. Odor control spray mechanism deliveries, mail deliveries.

We will provide all those answers on a single view chart for the next meeting, by types of vehicles.

J. Ferra: I request a second independent study on odor control. I hope that in their plan there is active monitoring and control of odor, so there is some way to take action/be held accountable. There is a way to measure that chemical that creates that smell, that needs to be monitored.

Lauren King, 4 Birch Tree Lane: I have four main concerns.

For odor, please go to see another facility. I suggest you visit when they cut the crop, when the odor is the worst.

Ventilation. Our neighborhood is above their facility.

Traffic: One car a minute is concerning with our kids playing and at the bus stops.

Security. Any potential additional crime with growing drugs? Has the Board looked into crime that come with a grow facility?

This was zoned industrial, not marijuana usage when we purchased 8 years ago. That zoning is a huge difference in my mind raising children. They are proposing growing drugs in our neighborhood.

Jason Halman, 12 Longview Way: There is going to be an industrial holding tank for wastewater- due to the size of that, and because of fertilizers, are you having massive hazardous waste held on site, adjacent to a residential area?

J. Mann: There are parts of the CMR that considers it hazardous waste. It is not at the level of PCBs. I don't know exactly what the fertilizers are. You have to have an industrial holding tank.

Jason Halman: I did not hear a solid "no", it is not 100% hazardous waste. That did not answer my question. Since that is industrial either way, does that need MA DEP permits and approval?

T. J. Melvin: Millennium Engineering: I don't know the answer. It really comes to what the chemical breakdown is within the tank. Many communities allow this water to be discharged to the sewer. This is somewhat out of my area of expertise.

B. Watts: Can any of this water be re-used within the grow facility? Presumably this would be fertilizer and you would endeavor to have as little waste as possible.

J. Mann: We are 100% capture and re-use. There are just sometimes that the water will be discharged.

Jason Halman: Regarding the water usage - most of my questions are coming from MA published Cannabis Control Commission energy guidelines. Based on square footage of their capacity---there be one million gallons of water per year used by the business. How does Georgetown have an extra millions of gallons of water to supply this facility?

H. LaCortiglia: This is a very valid question. We will be carefully reviewing those calculations once we have more information from the applicant.

J. Halmen: Has anybody on the Planning Board read the Cannabis Control Commission Energy and Environmental Compliance Guide?

B. Fried: Yes, I've pulled the entire packet and read it three times. I have looked at the square footage they were approved for. We do need calculations and we do need to look at it carefully. It is all there in the CCC and we need to look at those numbers.

H. LaCortiglia: There are also energy use calculations. The applicant has not made up their mind as to how they are moving forward.

J. Cashell: Larry Graham may have initial peer review comments for November 10, even if it is just a heads up as to where he is. If the applicant would like to have more information ready, they may want to be on the December 8 meeting.

H. LaCortiglia: It sounds like December will be the optimum time. Do we need an extension of time?

J. Cashell: When this information does become available, we can upload that information onto our website and have a more comprehensive meeting on December 8.

Yes, let's get an extension through December 31, 2021, for the end of this quarter.

H. LaCortiglia: For the public, if you go onto the town website under Planning Board, you will find Current Projects under Review, and from there, you will be able to find this project and all associated documents.

283
284 B. Fried: Motion to continue the hearing for 2 Norino Way/Humboldt east to December 8,
285 2021.

286 J. Laut: Second.

287 Motion carries 5-0; via roll call vote.
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290 **ANR: 393 Central Street.**
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292 J. Ogden. The Board voted to endorse this ANR at the last meeting. The Boxford Planning Board,
293 (on the advice of their town counsel K&P) wanted to change the Boxford lot labeling, from lot 8A to
294 simply parcel A. They also added a note. Thank you.
295

296 B. Watts: I move to endorse the LLA Plan entitled: Plan of Land Located in Boxford and
297 Georgetown, Massachusetts, prepared by ASB Design Group, 363 Boston St., Topsfield, MA
298 01983, dated 22 October 21.
299 Consisting of 1 Sheet and Notes 1 – 5, and for this Plan to be recorded by the applicant at the
300 South Essex Registry of Deeds.
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302 J. Laut: Second.

303 Motion carries 5-0; via roll call vote.
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306 **Planning Office:**
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308 1. Pingree Road Court Judgement, Official Map action.
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310 J. Cashell: Today, Mr. Tolman did sign in receipt of the letter and I had consultation with Town
311 Counsel. Now we are in a waiting period to see if the town would like to continue or withdraw. It
312 seems like he may withdraw as he has no interest in property along that way any longer.
313

314 2. MDR.
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316 B. Fried: We've had meetings, we have a working document that we are currently still editing. It is 90-
317 99% complete. It may take us until the end of November to complete the final draft.
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319 G. Comiskey: We should insert something on climate change. Energy consumption, water
320 conservation. I took part of the wording from the MEPA review from the Energy Secretary, for a
321 prior application. We should use a stronger word than "encourage" the applicant.
322

323 Mike Birmingham: We should require them to do something, even if its minimal. "Encourage" opens
324 the door to doing nothing.
325

326 3. Peer Review.
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328 J. Cashell: I am still looking for a third backup peer review, and will be speaking with Dominic from
329 BSC Group. They have been associated for many years with Georgetown.
330

331 G. Comiskey: They are involved in the MVP Grant as well
332 J. Cashell: The next meeting is November 10, 2021.

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334 Motion to adjourn. B. Watts.

335 Second: B. Fried.

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337 Motion carries 5-0; via roll call vote.

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339 Meeting adjourned at 8:42pm.