



1
2 Committee: Planning Board
3 Date: January 27, 2016
4 Time: 7:00 pm.
5 Location: Georgetown Town Hall, 3rd floor conference room.
6

7 Members present: Rob Hoover, Tillie Evangelista, Harry LaCortiglia, Bob Watts.
8 Staff present: Town Planner Howard Snyder, Administrative Assistant Andrea Thibault.
9 Members absent: Matt Martin.
10 Minutes taken by A. Thibault.
11 The Meeting was called to order at 7:07pm by R. Hoover. (IT difficulties delay).
12

13 **Approval of Minutes:**

14 Minutes from the January 13, 2016 meeting were reviewed and approved with corrections.
15 H. LaCortiglia: Motion to approve minutes of January 13, 2016 with discussion.
16 T. Evangelista: Second.
17 Motion carries 4-0; unanimous.
18

19 **Correspondence:**

- 20 1. H.L. Graham Associates, Inc.: Rainfall Intensities for Georgetown – Storm water. Matrix of the
21 Cornell numbers.
- 22 2. Town of Rowley: Zoning Board of Appeals – Special permit for change of use.
- 23 3. Town of Boxford: Zoning Board of Appeals – Special permit for shared driveway.
- 24 4. Attorney Valerio Romano: email regarding Healthy Pharms – Response Letters.
- 25 5. Town of Rowley: Town Planner – email regarding Healthy Pharms Special Permit application.
26

27 **Vouchers:**

- 28 1. H.L. Graham Associates: Technical Review – Healthy Pharms.
- 29 2. GateHouse Media: Legal notices – publication in Eagle Tribune.
30

31 B. Watts: Motion to pay vouchers in amount of \$2,270.25.

32 H. LaCortiglia: Second.

33 Motion carries 4-0; unanimous.
34

35 H. LaCortiglia: Motion to accept both Mullins forms for B. Watts for Bailey Lane OSRD, and
36 Healthy Pharms, Inc.

37 T. Evangelista: Second.

38 Motion carries 3-0; B. Watts recused. 1 absent.
39

40 **Public Hearing:** Special Permit Healthy Pharms, Inc. continued from December 9, 2015.

41 H. LaCortiglia: Motion to open the special permit application continuation for Healthy
42 Pharms, Inc.

43 B. Watts: Second

44 Motion carries 4-0; unanimous.
45

46 H. Snyder: Two items of correspondence regarding Healthy Pharms, Inc. are in the packet. Also, the
47 Planning Office received yesterday a letter from abutter's attorney, John Connolly. That letter is being
48 provided to you tonight.

49
50 R. Watts: The Public Hearing will begin with the applicant presenting. Then we will hear comments
51 from the public, then comments from the Planning Board.

52
53 Applicant Comments:

54 Attorney Valerio Romano, for Healthy Pharms, Inc. provided responses from Healthy Pharms, Inc.
55 on the following concerns brought up at earlier Public Hearings:

- 56
- 57 • Rowley Zone 2 --Rowley Public Water Supply concerns.
 - 58 • Site access and traffic.
 - 59 • Attorney Connolly's issue with response time for special permit application. (Healthy Pharm
60 has since requested a waiver for extension of time.)

61
62 H. LaCortiglia: Motion to accept the Form H dated with extension to March 31, 2016.

63 B. Watts: Second.

64 Motion carries 4-0; unanimous.

- 65
- 66 • Special Permit from ZBA is not required.
 - 67 • Specific engineering methodology used for traffic analysis.
 - 68 • Access, frontage and easement issues.
 - 69 • Emergency plan and who has approved the plans. Thorough emergency and security plans
70 have been provided to Chief Cudmore for review and comment.

71 •
72 H. LaCortiglia: I would like to have an updated comprehensive letter from the Police Chief on those
73 issues.

- 74
- 75 • Personal security of abettors and their property. Healthy Pharms, Inc. has a zero tolerance
76 policy. There will be no loitering. There is too much at stake for the patients who need this.
77 This is a commitment.

- 78
- 79 • Zoning issues.

- 80
- 81 • Inventory of potential sites that were also considered.

- 82
- 83 • Impact to water supply--No underground storage tanks. No herbicides and only organic
84 pesticides. Septic exists. Storage area, we will catalog any chemicals. Site did pass Title 5 septic
85 inspection.

- 86
- 87 • Fencing, lighting, site security, marking out the existing gas line. 6 foot fence proposed, alarm,
88 security cameras, all will have Massachusetts Department of Public Health review. The
89 lighting and photometric plan has been submitted.

90

- 91 • Drainage, catch basin overflow, roof drain areas, rain gardens. Healthy Pharms, Inc. will
92 provide erosion control and re-landscape.
93

94 Public Comments:

95 Mr. Baker, Resident: I am concerned about traffic at that intersection. There should be a stop line,
96 and/or a warning at that intersection at a minimum.
97

98 Attorney John Connolly, representing ABC Storage in Rowley, an abutter: There was a settlement
99 agreement and release executed in 1993 for the easement. Our biggest concern is security.
100

101 Planning Board Comments:

102 B. Watts: Rowley Water Dept. letter of the 17th details their concerns. I want to make sure that their
103 comments in Exhibit A are reviewed by an engineer and perhaps reviewed by a Rowley engineer.
104

105 Security measures need to be discussed in more specifics. This is a new industry. What legal issues
106 are there in other parts of the country in these sites? Rowley Police Dept. needs to be notified and
107 kept in the loop. Will Healthy Pharms, Inc. service citizens from out of state?
108

109 I am concerned about nitrates and fertilizers. How will the plants be fertilized? Is there a way to
110 monitor that? What is the monitoring capability? Fencing, gates, etc. I would like a better sense of
111 the fence since the property is so isolated. What is regulated by the state and what is our responsibility
112 to regulate? What are the regulatory boundaries?
113

114 H. LaCortiglia: I would like to see estimated discharge volumes and concentrations. Also, are there
115 floor drains? Are there truck bay drains? If so, where do they discharge to?
116

117 Additionally, I would like a list of all the chemicals that will be used or stored greater than 5 gallons. I
118 agree with Bob, and want information on the nitrate issue. The light trespass by-law, photometric
119 plan needs to be reviewed by Larry Graham. We need significant input from Police Chief, and his
120 view in particular, as to whether this will require additional manning in his department.
121

122 Please further elaborate and identify your signage. Perhaps have Larry Graham review. I would like
123 the draft special permit to incorporate a clause that revokes special permit for violation or incidents. I
124 would like to see the reporting of any incidents or violations.
125

126 T. Evangelista: I also would like to better understand what the signage would be, particularly in
127 regards to traffic. Perhaps there needs to be signage regarding blind driveway? With the growing and
128 watering of plants, plus employee's usage, how does the Board of Health come up with their title 5
129 analyses in this situation? I want to be sure that the Board of Health is taking into consideration the
130 growing plants and that water usage. I also advocate full transparency with Rowley.
131

132 R. Hoover: I reiterate that the public hearing goal is that all the issues are on the table right now. I
133 agree with all the Planning Board comments, and my concerns have all been covered. So, your goal (to
134 Healthy Pharms, Inc. before next meeting is that you have met with Larry Graham and have
135 everything checked off.
136

137 H. Snyder: Yes, to reiterate-you will meet with Larry Graham to get a complete sign off on the site
138 triangles, his recommendation about a stop sign and left turn lane. Hayes Engineering will formalize
139 all the traffic calculations. I will work on getting a letter from the Chief of Police regarding the
140 security.

141 H. LaCortiglia: Motion to continue to February 24, 2016 at 7:15pm.

142 B. Watts: Second.

143 Motion carries 4-0; unanimous.

144

145 R. Hoover: Howard, please notify Larry Graham that we would like him to attend that meeting.

146

147 V. Romano: When can we get Mr. Connolly's comments, in a timely way, so that we can respond to
148 them?

149

150 R. Hoover: Duly noted.

151

152 **Public Hearing:** Zoning Amendment: Chapter 57 Stormwater and Erosion Control – First Hearing.

153 H. LaCortiglia. Motion to open Ch. 57 Stormwater and Erosion Control Public Hearing.

154 B. Watts: Second.

155 Motion carries 4-0: unanimous.

156

157 *H. Snyder reads the notice of public hearing into the record.*

158

159 H. Snyder: For the board to look at existing bylaw and consider how they may want to integrate the
160 Cornell numbers. The board may determine by reference or table that it should be included in the
161 bylaw or that it should be incorporated into regulations instead.

162

163 George Kaminsky: 45 Old Jacobs Road. I attended a Stormwater seminar by the Parker Ipswich
164 Essex restoration group. DEP stopped implementing the current rainfall data in 1960. 1886-2013
165 Blue Hills rainfall data is something to consider. The bylaw doesn't have any jurisdiction. We are
166 designing systems based on old data. There need to be changes to this bylaw. You can also amend
167 regulations.

168

169 *{Planning Board discussion regarding changes to bylaws and regulations.}*

170

171 R. Hoover: What is the Conservation Commission's opinion? I would like to work with them on this
172 issue.

173

174 *{Planning Board agreement to work with Conservation Commission. Planning Board agreement to use the Cornell
175 numbers.}*

176

177 H. LaCortiglia: Motion to continue the Ch. 57 Stormwater and Erosion Control Public
178 Hearing to Feb 24th at 7:20pm.

179 T. Evangelista: Second.

180 Motion carries 4-0, unanimous.

181

182 H. LaCortiglia: Amending motion to continue Ch. 57 Stormwater and Erosion Control Public
183 Hearing to 7:14pm, before Healthy Pharms. Inc.

184 Second: B. Watts:

185 Motion carries 3-1.

186

187 **Public Hearing:** Zoning Bylaw Georgetown Square Overlay District (Chapter 40R) – First Hearing.

188 H. LaCortiglia: Motion to open Georgetown Square Overlay District Chapter 40R First

189 Public Hearing.

190 T. Evangelista: Second.

191 Motion carries 4-0; unanimous.

192

193 *H. Snyder reads public notice into the record.*

194

195 H. Snyder: There was a 40R application that went to Town Meeting in 2009. There have been
196 changes made at the state level since that time. The state has money available for consultants to bring
197 in expertise from other towns with similar pressures and concerns, particularly how those have been
198 overcome. That technical expertise would be helpful. Georgetown could get conditional state
199 approval, and then better study infrastructure needs like septic and parking.

200

201 R. Hoover: That allows the idea to move forward without any commitment to spend money.

202

203 H. Snyder: A 2012 traffic study was done by Merrimack Valley on the main intersection in
204 Georgetown, so we will have that information. I have contacted the Historic Commission, and they
205 provided me information about historic homes in that area. I am making sure that every Board and
206 Commission and the public is engaged.

207

208 Steve Desisto: 15 School Street, Georgetown: I am in industrial/commercial real estate. I work in
209 Haverhill where 40 R has been very successful. There isn't much you can do with Georgetown
210 Square, it is limited, and traffic is the main concern. The 40R scope needs to be enlarged.

211

212 T. Evangelista: The concept of 40R is to create housing.

213

214 B. Watts: Motion to pursue identifying the research grants available with the 40R overlay.

215 T. Evangelista: Second.

216 Motion carries 4-0; unanimous.

217

218 H. LaCortiglia: Motion to continue the Public Hearing for 40R Georgetown Square Overlay
219 District to February 10, 2016 at 7:15pm.

220 T. Evangelista: Second.

221 Motion carries 4-0; unanimous.

222

223 **Old Business:**

224 1. Turning Leaf: Performance Bond.

225

226 H. Snyder: The performance bond is almost complete. The Planning Office received a copy of the
227 Tripartite Agreement. That will be on the agenda for February 10th.

228

229 H. LaCortiglia: On page 10, follow to the next unlabeled page. This shows a graph. The last line
230 underneath is scrambled. Says calculation provided not included in estimate, for each cul-de-sac or about
231 \$30,000 low. Can you find out what that refers to Howard?

232

233 H. Snyder: Yes. I will take care of that for the next meeting.

234

235 **Planning Office:**

- 236 1. Planning Board Policy – Municipal project and land use coordination with planning board.
- 237 2. CPTC Spring Conference.
- 238 3. Robert Watts – Mullins form(s) for December 9th public hearings.
- 239 4. Town of Georgetown Code: Chapter §165 Zoning Bylaw - Hard copy ATM 2011 and on-line
- 240 version(s).
- 241 5. Transition to use of only Georgetown email addresses.

242

243 B. Watts: Motion to move Planning Office items #1, 4, 5 to the next meeting.

244 H. LaCortiglia: Second.

245 Motion carries 4-0; unanimous.

246

247 **Member or Public Report:**

248 None.

249

250 **List of Documents and Other Exhibits used at Meeting:**

251 *Documents and Other Exhibits used at meeting will be available for review at the Georgetown*

252 *Planning Office.*

253 Motion to adjourn was made by R. Hoover.

254 B. Watts: Second.

255 Motion carries 4-0; unanimous.

256

257 The meeting was adjourned at 10:05pm.

258

259 Next Meetings: February 10, February 24, March 9, and March 23, 2016.