

MINUTES OF A PUBLIC HEARING
May 5, 2015
16 Carleton Drive, Georgetown MA
Barry M. Enos & John Enos Owners & Trustees of B & R Realty Georgetown MA
ZBA File #15-09
Special Permit – Archery Studio

Board Members Present:

Gina Thibeault, Chairman
P. Shilhan, regular member - **Absent**
Jeff Moore, regular member
Sharon Freeman, regular member
Dave Kapnis, regular member
Shawn Deane, associate member – **Voting**

Applicant present: Barry M. Enos
Donna Ricci, Owner of Archery Studio

G. Thibeault opened the Hearing at 7:36pm, and introduced the board members.

D. Kapnis read legal ad; A Public hearing will be held on May 5, 2015, at 7:30pm at the Georgetown Town Hall 3rd Fl. Meeting Room at for an Application filed by Barry M. Enos of Ipswich, and John Enos of Danvers, MA, Owners & Trustees of B & R Realty Georgetown MA, for the property located at 16 Carleton Drive, Georgetown, MA, Assessor's Map 15, Lots 45 and 68 in the IB zone. The Applicant/Owner requires a Special Permit from the Zoning Board of Appeals operate an Archery Studio (private educational use) which requires a Special Permit in the Industrial B District under the Georgetown Bylaws Chapter 2 (use schedule) and Chapter 165-9, 78 & 79 and pursuant to M.G. L. Chapter 40A, Section 9 of the State Code. *ZBA File #15-09*

Applicants Presentation:

Mr. Enos describes his plan for the in the existing building, he stated; we are proposing to place the archery studio on the 2nd floor, and stated there are 57 parking spaces on the left, parking will be on right and left, the other business are manufacturing, and will not comingle, as far as traffic, it's a cul-de-sac there is not much daily traffic. We will be renovating the 2nd floor; People will come in the front door.

J. Moore – On plan sheet 2 it will be located on that floor and the flow of people will come in from the left.

Barry – yes.

G. Thibeault – The middle 20 ft. is that the main entrance?

Barry – yes.

G. Thibeault – The other side is empty right now. Barry - Yes.

J. Moore – What is the plan for parking.

Barry – Using the plot plan Mr. Enos shows on the right side we will be adding 39 more spaces, it's graded. He gave history of building which has fewer employees today.

Donna Ricci – The hours we would like, Thurs 3-9, Fri 12-9pm, Saturday 9am – 5pm and Sunday 12pm – 5pm, Mon, Tues and Wed by appointment if we get a special party.

D. Kapnis – Do you have an idea on the max capacity?

Donna Ricci – We have 11 lanes you can rent a lane for an hour and shoot or I may have a class typically 8 in a class, so I leave three lanes to walk ins, so max 11 shooters on any given day I can't see more than 11 cars plus myself, and two of my instructors, we will have an open house, and parties, if I have an event I may have up to 20 people.

Donna Ricci stated they are a USA Archery junior Olympic program. There are five levels of coaches she is a level 3.

Barry – The bows and arrows will be available to rent.

Donna Ricci – Explains how the range will work, it will be monitored at all times.

D. Kapnis – Is the monitoring physical?

D. Ricci - Yes, there will be 4 instructors. There are levels 5 is the top level.

Discussion followed on renting and classes. Discussion on hours.

J. Moore – Do you plan to delineate certain parking for the studio? Asks Mr. Enos to park up a plan with the reserve parking spaces. It looks like there may be some overlap in hours for the office and manufacturing and this use.

Barry – I would like to use the left side and right side, the front row is 14 spaces and the rest on the right side, so 28 spaces. Can we delineate that on a plan?

Barry – Marks up the plot plan, titled ALTA/ACSM land title survey drawn by Baseline surveying & Engineering. Inc. Barry shows a driveway on both sides for fire to be able to go thru, there is a fence and gate, the gate will be removed.

J Moore asks about the loading docks, how will the trucks get to the back.

Barry stated they would come over on the left on the driveway, he shows on left side of building.

J. Moore – I just want to make sure people will not be crossing over where the truck will be coming in, so there is a driveway we don't see on the plan. Barry – Yes, they will be going the other way separated.

J. Moore – Lighting,

Barry – There will be lighting on both ends, on timers, both parking areas will have lighting shown the small black spots on each side on the plan.

New Correspondence - None

MARKED PLANS

J. Moore Marked plot plan plot plan, titled ALTA/ACSM land title survey drawn by Baseline surveying & Engineering. Inc., with reserved parking marked as Exhibit A.

Gina Marked Plan of land Exhibit B, Section of view of outside Exhibit C, Construction plan sheet A2 Exhibit D.

J. Moore – How many did you mark? Barry – 28 for the Archery, I marked them reserved.

J. Moore – So you hours, I would suggest hours; Mon – Friday noon – 9pm & Sat and Sun 12-9pm. If they are limited you can't go in there.

S. Freeman suggests other hours to cover when they have events etc...so they don't have to come back.

Ricci – I would like to do 8am to start.

After discussion on hours it was decided on to 8am to 9pm 7 days per week.

S. Freeman – When are you opening? Ricci May 30th grand opening.

Motion – J. Moore/S. Freeman to grant to Owners of 16 Carleton Drive, Barry M. Enos, of Ipswich, MA and John Enos of Danvers, MA, Trustees of B & R Realty Georgetown MA, for the property located at 16 Carleton Drive, Georgetown, MA, Assessor's Map 15, Lot 45 & 68, A Special Permit to operate an Archery Studio (private educational use), in the Industrial B zone, pursuant to the Georgetown Bylaws, Chapters 165-9, 78 & 79 and M.G. L. Chapter 40A, Section 9 of the State Code.

I further move the Board find that the application meets the Georgetown Zoning Bylaw Chapter 165-79 (a-d), specifically;

1. The application is desirable to the public convenience or welfare;
2. Will not overload any public water or other municipal services so as to unduly subject any area to hazards affecting health, safety or the general welfare;
3. Will not impair the integrity or character of the district or adjoining districts;
4. Will not cause an excess of that particular use which could be detrimental to the character of the neighborhood.

With the following Conditions:

1. Hours of operation shall be limited to 8am to 9pm 7 days per week.
2. The 28 Parking spaces on front side of the property shall be reserved and designated with signage for the Archery School's use; such parking is identified on Exhibit A.
3. Appropriate outdoor lighting shall be maintained along the parking area and on the front of the building.
4. The Special Permit shall expire if the archery tenant vacates the premises.

No discussion. All in favor Motion carried.

G. Thibeault - The Zoning clerk has 14 days to file a decision any appeal of this decision shall be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, within 20 days after the date the notice of decision was filed with the Town Clerk. An applicant may file this decision before the 20 days but does so at their own risk.

Patty – Its 20 days after the 14 days to file the decision

.

Barry – I can operate at my own risk. G. Thibeault – Yes it would be at your own risk.

Lapse of Special Permit - Per M.G.L. 40A §9, Special Permits granted shall lapse within a specified period of time, not more than two years, which shall not include such time required to pursue or await the determination of an appeal referred to in Section 17. If a substantial use thereof has not sooner commenced except for good cause, or in the case of permit for construction, if construction has not begun by such date except for good cause.

Motion – J. Moore / D. Kapnis - I make a motion to close the hearing on 16 Carleton Drive at 8:10pm. All in favor, motion carried.

Patty Pitari
Zoning Administrative Assistant

Approved June 2, 2015