

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

MEETING MINUTES
GEORGETOWN PLANNING BOARD
Wednesday, July 24, 2013
Memorial Town Hall – 3rd Floor
7:00 p.m.

Present: Mr. Harry LaCortiglia; Ms. Tillie Evangelista; Mr. Tim Howard (arrived at 8:03 PM); Mr. Bob Watts; Mr. Howard Snyder, Town Planner; Ms. Wendy Beaumont, Administrative Assistant.

Meeting Opens at 7:20 PM.

Absent: Mr. Christopher Rich

Approval of Minutes:

1. Minutes of July 10, 2013.

Mr. Watts - **Motion** to accept the minutes of July 10, 2013 subject to any changes made by colleagues at this meeting.

Ms. Evangelista - **Second.**

Motion Carries: 3-0; Unam.

Correspondence:

1. Legal Notice: Boxford ZBA – Special Permit for Residential Use on Irregular Lot.

2. Legal Notice: Newbury ZBA – Finding to reconstruct Residential Use.

{Mr. Snyder discusses the Legal Notices received.}

Vouchers:

1. MVPC: FY2014 MIMAP Licensing and Operation.

2. W.B. Mason: Office Supplies.

Mr. Watts - **Motion** to approve and pay the vouchers.

Ms. Evangelista - **Second.**

Motion Carries: 3-0; Unam.

Mr. Snyder - In regards to MIMAP (Municipal Information Mapping Access Program) I would like the Board to consider changing it so that Georgetown residents can also have access to MIMAP. There is an additional annual charge for it.

Ms. Evangelista - Good idea.

Mr. Watts - Do you have a sense of what the licensing fee would be?

Mr. Snyder - No. Maybe a one-time set up charge. It is for municipal employees only at this time.

Public Hearing:

1. Special Permit: Lisa Lane OSRD – Continued.

Ms. Mann - At our last meeting we went over briefly the preliminary plan and we did open our hearing for the ANRAD. At that time the Conservation Commission authorized the

49 reviewing engineer to go out to the site and to confirm the lines. That process is underway.
50 That should be done by the next meeting. Also under the subdivision rules and regulations it
51 is required to have an affordable housing. We met with the Affordable Housing Trust last
52 week in regards to that. We would be required to provide for two affordable housing units
53 and would have to give .6 for a fractional.

54
55 Ms. Evangelista - Anything over .5 is a whole one I think.

56
57 Ms. Mann - We discussed various options with the Affordable Housing Trust. Under your
58 rules we were supposed to go before them.

59
60 Ms. Evangelista - How many people were present?

61
62 Ms. Mann - I think there were six.

63
64 Mr. Snyder - There were four from the Trust and three from the Task Force.

65
66 Ms. Mann - We discussed various options and what would be best for the town. They said
67 that sometimes onsite is better and sometimes offsite is better so we are looking at different
68 options at this point. We would love to have a joint meeting with the Planning Board. What
69 we had hoped to have is the comments from Mr. Graham.

70
71 Mr. Snyder - There was a communication problem. He is in process but has not completed it.
72 Over the next week we should receive it.

73
74 Ms. Evangelista - Who's the consultant for the Conservation Commission?

75
76 Mr. Williams - BSC (Boston Survey Consultant's).

77
78 Ms. Mann - I believe they have already scheduled a date.

79
80 Mr. LaCortiglia - Could the Planning Board go?

81
82 Ms. Mann - Board members yes, but not open to the public at this stage.

83
84 Mr. Snyder - I can confirm the date of that site walk.

85
86 Mr. Williams - It is on August 11th at 9:00am for the site walk.

87
88 Ms. Mann - Do you think Mr. Graham will have something back by then?

89
90 Mr. Snyder - Within the week I would think.

91
92 Mr. LaCortiglia - Do we have an issue with Form H?

93
94 Ms. Mann - I need to sign again as it is until the end of July. When is your next meeting?

95
96 Mr. Snyder - August 14th and August 28th.
97
98 Mr. LaCortiglia - The 28th would work I think.
99
100 Ms. Mann - If Mr. Graham gives us the comments we will be able to reply to them and get a
101 follow up from him.
102
103 Mr. LaCortiglia - Well, without Mr. Graham's comments there really is nothing else at this
104 point.
105
106 Mr. Snyder - I forwarded the ANRAD on to the Conservation Commission for their review
107 as well.
108
109 Mr. LaCortiglia - Very curious to see the G line. That could be a real issue – the G Series.
110
111 Mr. Watts - **Motion** to accept the Form H – extension of time to the September 30th.
112 Ms. Evangelista - **Second**.
113 **Motion Carries: 3-0; Unam.**
114
115 Mr. LaCortiglia - So everyone understands, that is not the continuation of the hearing. This is for
116 an extension of time to make a decision.
117
118 Mr. Gary Stead - Is the OSRD still open?
119
120 Mr. LaCortiglia - We voted to close that. We are now in what we call the preliminary. It is a
121 vague overview of what you are going to do – it provides the applicant with a zoning lock for
122 seven months. By the end of that period they have to file a Definitive Subdivision Plan.
123
124 Mr. Williams - The Preliminary Plan gives the opportunity to have some general input so that we
125 are not a world apart when we file the Definitive.
126
127 Mr. Jack Grosslein - Would it be possible to outline the steps the boards take and how it all goes
128 together?
129
130 Mr. LaCortiglia - We are now in preliminary approval stage and when this hearing is closed this
131 Board will approve or deny the plan. If we approve the plan then the applicants have seven
132 months to file a Definitive Plan and it will be very similar to this plan. It will have a review and
133 a site walk and we will go thru the process and get more details. When that hearing closes, the
134 Conservation Commission needs to give their approval. The process they are in right now is
135 called an ANRAD. This basically says that they draw all these lines to show where the wetlands
136 are. And the ConCom takes site walks with their scientist to see where they think the wetlands
137 are and the plans gets changed accordingly. And they issue and order of resource delineation
138 and for three years they know that this is where the wetlands are and they can plan the
139 subdivision avoiding them the best they can. Assuming the Definitive Plan has been approved,
140 these folks would want to file a Notice of Intent with the Conservation Commission. This will

141 show their Subdivision Plan on top of an overlay of the resource lineation plan. And the
142 Conservation Commission will then approve or deny. At that point they have to go to the Board
143 of Health, the Zoning Board of Appeals and then build permits are issued and the trucks roll in
144 and they start making a subdivision.

145
146 Mr. Gary Stead - Will the trucks roll in on Searle Street?
147

148 Mr. LaCortiglia - That is something we would probably look at in the Definitive Plan stage. We
149 would get some comments from the Highway and Electric departments. We would have to look
150 at that as well as a traffic study. We could condition how the construction vehicles were to move
151 in the area. They would approve or deny and at that point they need to go to the Board of
152 Health and the Zoning Board – there would be a Zoning hearing. Then building permits are
153 issued and the trucks roll in and they begin.

154
155 Mr. Gary Stead - That was helpful, thank you.
156

157 Mr. Watts - **Motion** to continue the hearing to the August 28, 2013 meeting.

158 Ms. Evangelista - **Second.**

159 **Motion Carries: 3-0; Unam.**
160

161 {Note: Mr. Rich and Mr. Howard are not in attendance.}
162

163 **2. ByLaw Amendments: Solar and Wind Energy Generation Facilities – 1st Hearing.**

164 {Mr. Snyder reads the Public Hearing Notice.}
165

166 Mr. LaCortiglia - What did you think of our draft?
167

168 Mr. Schofield - I am the general manager of the Georgetown Light department. I thought it was
169 fine I didn't see any conflicts. I did not see anything from the Light Departments perspective
170 that I would ask you to change.
171

172 Mr. LaCortiglia - I presume that if there were any changes you would like that you could contact
173 Mr. Snyder direct and let him know.
174

175 Mr. Snyder - Georgetown is a little unique - there is a light department. They do not generate
176 their own power but are responsible for purchase and distribution of energy. So when you look
177 at the states templates, there was consideration for municipal owned light departments.
178

179 Ms. Evangelista - I attended the meeting with Mr. Snyder and Mr. Schofield as well. Maybe Mr.
180 Schofield could explain if a resident was interested in solar energy, what they would have to do.
181

182 Mr. Schofield - What is in this bylaw is what I consider whole sale power plant. This is more
183 for a resident or landowner that would like to peruse a wholesale power plant. Currently we
184 have two locations that are interested. These companies are paying for the study. This will talk
185 about the proposed plant in their specific location, would affect our system and whether it is
186 feasible or not.
187

188 Mr. LaCortiglia - Feasible from the investor's perspective or the town?

189
190 Mr. Schofield - From both. It will be a technical feasibility for us. It could be financial
191 feasibility for them. We would require that their system be interconnected with our system –
192 any costs or upgrades they would pay for. We don't have the studies back yet and it could be a
193 go or a no-go at this point.
194
195 Mr. LaCortiglia - These regulations are with respect to wind generation as well.
196
197 Mr. Schofield - Yes, if these projects can even be done there is a saturation point. We buy power
198 and import it into the system. This would generate within the system. We have four big meters
199 (National Grid and others) and we pay for the power that comes into the system. There are
200 certain concerns with putting generation behind the meter. We don't have the metering for that –
201 we don't have the agreements with National Grid who owns our supply lines. The two proposed
202 right now and the sizes they are looking at - we would properly go with just one at this time.
203
204 Mr. LaCortiglia - Would acceptance of facilities such as this, assuming that the upgrade costs
205 would be paid by the applicant – would this enhance the towns ability to accept other plants?
206
207 Mr. Schofield - It's more about how much they generate in our present load. We cannot generate
208 over 3 megawatts behind the meter because it would be trying to push out of the system to others
209 that we don't have agreements with. So we have to keep the ratio of generation low. It's best to
210 stay well below. The plants proposed are ok on their own but together it would be quite a bit.
211 We also have an aggregate of resident solar around town and we have to keep an eye on that as
212 well. Together someday they may represent a large solar presence.
213
214 {Mr. Howard arrives at 8:03 PM.}
215
216 Mr. Watts - Looking forward has there been analysis of what it would take to be able to push
217 back into the system?
218
219 Mr. Schofield - We have not got that far yet. National Grid would have to be ok with it. There
220 could be some problems with the system. We have to watch how they interact with each other.
221
222 Mr. Watts - I think you guys have done a fantastic job.
223
224 Mr. Schofield - Mr. Snow has done a fantastic job.
225
226 Ms. Evangelista - Do you think the plan to do any amendments at all is premature?
227
228 Mr. Schofield - I understand a need for this document. I think this is very responsible. This
229 could happen, I could get the studies back and the next step would be them coming down here.
230
231 Mr. Howard - Can't you ask them to require an ability to store an excess of over and about the 3
232 megawatts? Can't you make that a condition? There is plenty of power storage. Put the
233 monkey on their back.
234
235 Mr. Schofield - It would kill their project immediately because the systems are very expensive.
236 They are not viable yet.
237

238 Mr. Howard - I think it's close, within a year or two. They would only be able to store a small
239 amount.
240
241 Ms. Evangelista - Where would you store it?
242
243 Mr. Howard - There are numerous ways to store it. I am reading about it for about ten years.
244
245 Mr. Schofield - It is just so expensive right now. Solar is there - it can never be a primary source
246 of energy.
247
248 Mr. Howard - The town can handle up to 3 megawatts of solar power. As time marches on these
249 storage facilities will become mainstream. Have these people applied already?
250
251 Mr. Schofield - They have spoken with me if it doesn't work with us then they will know that it
252 is not feasible. It would be our decision as to whether we could put this on the system. It is
253 more likely that we will look at the better of the two and go with one.
254
255 Mr. Howard - So there are times in Georgetown that we are only sucking in 3 megawatts?
256
257 Mr. Schofield - Yes. This is a bedroom community and we peak between 5:00 – 6:00 PM.
258
259 Ms. Evangelista - How big of a setup would it be for the 1.5 or the 1.8?
260
261 Mr. Schofield - I've seen the plant in Groveland – the footprint is acres. They are set up a bit
262 different than us. I don't know the contractual specifics of that one.
263
264 Mr. LaCortiglia - In your opinion are we headed in the right direction with this?
265
266 Mr. Schofield - I don't think it hurts anybody. It could be for just one time so there would be a
267 bylaw for one project.
268
269 Mr. LaCortiglia - That might be all we can do at this time.
270
271 Ms. Evangelista - That's how limited it would be?
272
273 Mr. Howard - One problem is the money that you would have to pay out.
274
275 Mr. Watts - What you are paying for is not from National Grid.
276
277 Mr. Schofield - There are some benefits there having some type of renewable energy. If we do
278 go forward with one of these projects we will have to negotiate.
279
280 Mr. Howard - Would you pay them less than what you are paying National Grid?
281
282 Mr. Schofield - Yes, I would try – I would try to get it for the cheapest possible.
283
284 Mr. Howard - I know some light departments don't like having to pay it back.
285

286 Mr. Schofield - In our system we have about four residential solar customers that have special
287 meters that tracks what they take from us and what we take from them. We pay them back the
288 average.
289

290 Mr. Howard - That is a good deal.
291

292 Mr. Schofield - What's fair is to treat that solar customer the way we treat the other power
293 providers.
294

295 Mr. Howard - The potential applicants are they on board with that?
296

297 Ms. DeGiovanni (Resident and employed at Revolusun, Burlington MA) - This is a MA business
298 that installs solar panels. It is a commercial electric company that has been in business for the
299 last 19 years.
300

301 {Discussion held in regards to inverting solar power and the loss associated.}
302

303 Ms. DeGiovanni - I can give you my opinion as I have solar panels. I can tell you how it feels to
304 be paid wholesale prices for the extra energy when I am charged retail price. It is a hard sell to
305 people but I do agree there are infrastructure costs. The whole point for net metering is that MA
306 has a goal to add solar generation as part of their portfolio. Here is this wonderful idea very few
307 people know about - the SREC (Solar Renewable Energy Certificate) program. MA helps pay
308 residents for solar panels installed.
309

310 Ms. Evangelista - How many do you have?
311

312 Ms. DeGiovanni - I have twenty two panels. Over the course of a year my little system generates
313 7 megawatts of power.
314

315 Ms. Evangelista - So you don't need the town's electricity at all?
316

317 Ms. DeGiovanni - I do as well.
318

319 {Discussion held in regards to where her solar panels are and how much energy is produced
320 during the different seasons.}
321

322 Ms. DeGiovanni - I am ready to talk to anyone about solar energy. SREC trades online for these
323 certificates.
324

325 Mr. LaCortiglia - I am fascinated. These sounds very much like the homeowner would love to
326 get in touch with you but what we are talking about tonight is the bylaw more for commercial
327 use. I think in the future that homeowners can do this and will not need a permit. Larger
328 facilities are going to need a permit and this bylaw.
329

330 Mr. Watts - It still is an infant industry. I think it will develop very fast and we will be real glad
331 we have bylaws.
332

333 Ms. Evangelista - I am confused - if you can only have one at this time.
334

335 Mr. Schofield - With technology change we could. It is what it is - if the load expands.
336 Everyone is going more efficient.
337
338 Mr. LaCortiglia - Almost sounds as though we are capped out because the Light Department has
339 the inability to spread any additional energy out.
340
341 Mr. Schofield - Right now we do not have the equipment or the agreements. Don't know if we
342 would get them.
343
344 Ms. Evangelista - How did you communicate with Ms. DeGiovanni?
345
346 Mr. Schofield - We don't normally. I am assuming they contact the Building Inspector. We get
347 notified that there is a net meter situation and we go out there. That will be capped too
348 eventually and if there are hundreds of them at some point I have to look at that.
349
350 Mr. Watts - There's been a lot of talk about a smart grid – that will happen at some point.
351
352 Mr. Schofield - It is expensive and you need to ask what the return is.
353
354 Ms. Evangelista - So it is a possibility that one of the two interested parties could use up all of
355 the excess?
356
357 Mr. Schofield - Yes, in addition I would look at the combined net meter.
358
359 Mr. Snyder - The bylaw tries to work to consider that element where it is onsite supply. I found
360 it important to understand that it is not a simple process. There are all these costs and steps.
361
362 Mr. Howard - That's why storage is so key to the growth.
363
364 Mr. Schofield - The panel efficiency is another big thing. They are very low efficient. Solar
365 spreads out its footprint. Storage and efficiency is very important.
366
367 Ms. DeGiovanni - It is very important also to put on our radar what is really good for
368 Georgetown. What about putting solar on the new school that's going to be built?
369
370 Ms. Evangelista - We are.
371
372 Ms. DeGiovanni - I am offering my services free of charge to advise anyone.
373
374 Mr. LaCortiglia - Mr. Schofield, we are focusing on solar right now – do you see anything
375 special in the wind that you would pull out?
376
377 Mr. Schofield - Not me but you will. You will want to look at that closely as winds a different
378 animal and it can upset a community. People have complained about flicker and sound. I have
379 not been approached about wind. They are both a renewable energy source.
380
381 Ms. Evangelista - So the numbers that we do have - is that a fair number?
382

383 Mr. Schofield - It is more about usage – we have one that is a wholesale producer whose sole
384 propose to create power. All other residential, no matter what size, they put a one mega system
385 on their roof and it is there to service their own load. They are different.
386

387 Mr. LaCortiglia - Don't we have a specific name for that?
388

389 Mr. Snyder - Our bylaws is structured by the kilowatt structure. We are looking to adjust it by
390 use and load demand.
391

392 Mr. LaCortiglia - Using and selling.
393

394 Mr. Schofield - It is about use and how you intend to use it.
395

396 Mr. LaCortiglia - You don't think there should be three? The by-right for just residential, the
397 industry that wants to sell it and the dual purpose?
398

399 Mr. Schofield - I think solar for their own load is the equivalent of a residential system.
400

401 Mr. Schofield - They would follow the same rules.
402

403 Mr. LaCortiglia - The separation would be the whole sale generator that wants to sell the power.
404 Are we structured that way now?
405

406 Snyder - No, we will get to it.
407

408 Ms. Evangelista - I was thinking that if someone wanted a field of solar power and they put it
409 in the front yard can we dictate that they can only have it in the back yard.
410

411 Mr. Schofield - I would defer to you (Planning Board) as to the location.
412

413 Ms. DeGiovanni - From a solar developer's point of view, usually wherever the customer wants
414 the panels we wire it to their electric meter so that it serves the house first and the leftovers go to
415 the grid that makes the commercial site similar to the residential. The wiring always connects to
416 the electrical panel of the home or facility.
417

418 Ms. Evangelista - I'm trying to think of all different scenarios. Like if a home decided to do
419 solar and they wanted to convert to electric heat maybe and is that worthwhile for them.
420

421 Mr. Howard - That's for them to decide.
422

423 Ms. DeGiovanni - Some people use heat pumps.
424

425 Ms. Evangelista - It seems like the state has given us some examples but they are not helping
426 with issue of connecting and storage.
427

428 Ms. DeGiovanni - That is why the commercial sites are so similar to the residential sites.
429 Because the state treats them the same way in the SREC program. This program basically pays
430 the owner back over a ten ear period roughly half the cost of the system. The money is on the
431 table for people to take advantage of.
432

433 Mr. LaCortiglia - The town can take advantage of something like that?
434
435 Ms. DeGiovanni - Yes, they certainly can. With the Federal tax credit – that gets sticky.
436 However the ASEC is a great advantage. I would vote to have a municipal bond and have the
437 residents be a part of investing in a valuable bond.
438
439 Ms. Evangelista - So the town can receive this credit/payment?
440
441 Mr. Snyder - The town would need to be the owner.
442
443 Mr. LaCortiglia - When the leasing company is the owner, the town would be able to tax the
444 facility. Maybe we can get a comment from the assessor and find out how that works. Mr.
445 Snyder could you look into that?
446
447 Mr. Snyder - Yes I will. Mr. Schofield please discuss more about the load and the effect. Some
448 of the other constraints you have are power purchase agreements you currently have from other
449 places.
450
451 Mr. Schofield - We have long term contracts known as life of terms contracts. We end up with
452 these power contracts with rigid pricing so when we bring solar on and we are receiving power it
453 pushes us and it is not good as it forces us to sell power to the grid maybe at less. This is a
454 concern.
455
456 Mr. LaCortiglia - How can that be addressed in the bylaw?
457
458 Mr. Schofield - I don't think it can or should be. We will deal with it.
459
460 Mr. Snyder - But with the wind and the solar the permitting process is by per case. It is supply
461 and demand - we might get one unit to come in and there may not be any other interest.
462
463 Ms. Evangelista - We can't deny them so the bylaws need to show that any application has to
464 meet it.
465
466 Mr. Schofield - That would be filtered through the Light Department.
467
468 Mr. Snyder - That raises the whole spectrum of establishing these as-of-right or a special permit
469 or site plan review.
470
471 Mr. LaCortiglia - I think we have enough input for tonight.
472
473 Mr. Howard - What percent of the power that we contractually comes from Seabrook?
474
475 Mr. Schofield - I am not sure, I don't have the numbers in front of me.
476
477 Mr. Howard - What do we pay Seabrook?
478
479 Mr. Schofield - It changes - it is about location and demand.
480
481 Mr. Watts - **Motion** to continue this hearing to the August 14, 2013 meeting.
482 Ms. Evangelista - **Second.**

483 **Motion Carries: 4-0; Unam.**

484

485 **3. Special Permit: Park and Recreation: East Main Street Athletic Facilities – Continued.**

486 Mr. LaCortiglia - We are reopening this public hearing.

487

488 Mr. Snyder - In your planning packet is the report from Mr. Graham. The bold comments
489 indicate the second review.

490

491 Mr. LaCortiglia - As Mr. Snyder stated we have the comments back from Mr. Graham. Out
492 of the forty comments he originally made – a lot of these he is happy with at this point. We
493 will address the ones that still need to be addressed.

494

495 Mr. LaCortiglia - Mr. Graham has issue with number eight. Missing a building locust on
496 sheet C1.

497

498 Mr. LaCortiglia - Mr. Mammolette could you give us a verbal of the plan as we don't have a
499 visual?

500

501 Mr. Mammolette - We made some revisions to the drawings. The things he is calling out
502 may be missing. We started the project with base and we added things related to the work
503 itself. Anything that is stated as being missing in my opinion is not worth the time or cost to
504 add to them. The church is shown and the United Foam building is showing so I am not sure
505 what he feels is missing.

506

507 Ms. Evangelista - It seems he wants you to do the storm drain calculations.

508

509 Mr. Snyder - The building and road are not there in the set of drawings I have but they are on
510 other sheets.

511

512 Mr. Mammolette - On the base he said the buildings don't show up. On the base PDF from
513 which they were printed – this has it so I don't have an answer to that.

514

515 Ms. Evangelista - So give that one to Mr. Graham.

516

517 Mr. Mammolette - At this point there are a handful of things that need to be revised. So we
518 will submit one last set of drawings to Mr. Graham.

519

520 Mr. LaCortiglia - What is the reference to missing camp improvements?

521

522 Mr. Mammolette - That is church property. Some of the boy scouts took some trees and
523 lashed them together.

524

525 Mr. DiMento - Maybe he thought it was town property.

526

527 Mr. Snyder - Make a simple statement stating that camp improvements were done on their
528 land.

529
530 Mr. LaCortiglia - Pond edges and trails are not shown – do we really need all that in this?
531
532 Ms. Evangelista - Water elevations you will need.
533
534 Mr. Mammolette - Elevations for the existing contours I did myself. All the shots that we
535 took are at the edge of the water. Contours go in every direction so at some point the
536 labeling for the line is built into the line on the computer program.
537
538 Mr. LaCortiglia - He states that the details are incomplete.
539
540 Mr. Mammolette - I will change that.
541
542 Mr. LaCortiglia - He states in number 11 that other details are incomplete.
543
544 Mr. Mammolette - I have already fixed this detail on the drawing.
545
546 Mr. LaCortiglia - He also comments about the curbing, the berm and wall.
547
548 Mr. Mammolette - We did make the changes. We had shown a curb section to act as a
549 bumper.
550
551 Mr. LaCortiglia - Bumper to keep from hitting the wall? People don't normally drive into
552 walls do they?
553
554 Mr. Mammolette - If it is not needed, we can eliminate it and it will save some money.
555
556 Mr. LaCortiglia - Number 18 is in regards to the granite curbing.
557
558 Mr. Mammolette - There is granite curbing. I have a letter already written for submittal.
559
560 Mr. LaCortiglia - He comments about the proposed underground electric lines in relation to
561 the guardrail.
562
563 Mr. Mammolette - The guard rail is between the driveway and the shoulder. The conduits
564 will be under the shoulder and set back.
565
566 Mr. LaCortiglia - I don't see a problem with that. Can you make a note to Mr. Graham that
567 this is not a big deal?
568
569 Mr. LaCortiglia - Do we need a roadway profile plan? This is a driveway not a roadway.
570
571 Mr. Mammolette - What I've given are slopes and proposed grading – it is more than
572 sufficient.
573
574 Mr. LaCortiglia - Yes, if it was a full blown roadway then yes, but not for this driveway.

575
576 Ms. Evangelista - Why would he say it is useful? I think that is what you have to ask him.
577
578 Mr. LaCortiglia - I don't know.
579
580 Mr. Mammolette - The folks that are going to build this will see a lot of information on there
581 and will want it boiled down and will ask for details. I think the way it is presented is more
582 user friendly for construction people.
583
584 Mr. LaCortiglia - These are permitting drawings.
585
586 Mr. Mammolette - They could be used for construction drawings - it is a matter of
587 preference.
588
589 Ms. Evangelista - Did you answer his comment from the first comment sheets and explain it
590 to him?
591
592 Mr. Mammolette - I did. I said slopes and proposed grading are provided and drawings are
593 more than adequate for their intended purpose.
594
595 Ms. Evangelista - Has he seen that response yet?
596
597 Mr. Mammolette - I have indicated the same comment earlier and it will also be in the letter
598 that I am sending him. They are not needed for the purpose of construction. I am trying to
599 save the town some money by not doing things that are not necessary or needed for the
600 purpose of construction.
601
602 Ms. Evangelista - It has taken a lot of time to decide what is not necessary and what is. This
603 should have been answered in the first response.
604
605 Mr. Watts - Mr. Graham says it would be helpful but how would it help and helpful to who?
606
607 Mr. Mammolette - This information was from data that we shot in the field. I think that
608 saying they are incomplete is a matter of interpretation or preference.
609
610 Ms. Evangelista - We have never had a problem with Mr. Graham before and you are
611 indicating some kind of a problem. He has been on the site, he understands, so I kind of lean
612 on the favor of what he has written. He is the town consultant.
613
614 Mr. Mammolette - If you would like road profile plans and the board wants them - I will
615 generate them.
616
617 {Mr. LaCortiglia asks the board if they feel the need to have road profile plans done and the
618 consensus was no.}
619

620 Mr. LaCortiglia - This is a driveway not a roadway. It would be different if it were a
621 roadway.
622
623 Ms. Evangelista - Maybe you should talk to Mr. Graham to see what is going on.
624
625 Mr. LaCortiglia - It sounds like he is looking at it as a roadway.
626
627 Ms. Evangelista - You are guessing. I would say that you need better communication here.
628
629 Mr. Howard - You could talk to him if you want.
630
631 Mr. LaCortiglia - Let's move onto number 24 which is about possible grading issues and
632 whether the abutter has had any concerns about it.
633
634 Mr. Mammolette - We discussed the project with the church and United Foam. I think they
635 both understand the nature of the project and we will have in place right-of-entry permits
636 from each of them. We will give them drawings so they understand the nature of the work.
637
638 Mr. LaCortiglia - That is a good comment by Mr. Graham to ensure the abutters were
639 notified. Comment #28 is about reluctance to add this note as suggested.
640
641 Mr. Mammolette - I reiterated it, it belongs where it is.
642
643 Mr. LaCortiglia - Comment #29 is about proposed grading and runoff.
644
645 Mr. Mammolette - We are not expecting a lot of runoff since it is on a pervious gravel road
646 which is under laid with sand.
647
648 Mr. LaCortiglia - A long time ago we said we would look at the runoff from the skate park.
649 Did that ever get to Mr. Graham?
650
651 Mr. Mammolette - Yes. The feature in question will be moved down the driveway to the
652 lowest point.
653
654 Ms. Evangelista - Did you have the calculations?
655
656 Mr. Mammolette - There is nothing to calculate. What you are really doing is armoring the
657 slope.
658
659 Mr. LaCortiglia - This is basically armoring for a slope for run off.
660
661 Mr. Mammolette - Exactly. We are trying to minimize the travel speed through this area -
662 the idea is to not make it a freeway.
663
664 Mr. LaCortiglia - This is a park – people should be going very slowly.
665

666 Ms. Evangelista - You seem to be reluctant to do calculations at all.
667
668 Mr. Mammolette - What would we calculate? How big the armored area is? There is no
669 runoff associated with this. This area underlay takes water at 2.4 inches per hour. The peak
670 intensity during a rainfall during a storm is 2.1 therefore it can't rain hard enough.
671
672 Ms. Evangelista - Did you submit that answer?
673
674 Mr. Mammolette - I did. It is in the Stormwater report that I did initially.
675
676 Ms. Evangelista - Does the board agree for me to call Mr. Graham to see what is going on?
677
678 Mr. LaCortiglia - You can call if you want or have Mr. Snyder call him.
679
680 Mr. Mammolette - There are two more boards that are going to ask the same questions. DEP
681 has already told me that they are not expecting any drainage calculations because they will
682 not be collecting anything.
683
684 Ms. Evangelista - Did they tell you that in writing? Who is the Conservation Commission
685 consultant for this project?
686
687 Mr. Mammolette - They told me that in person – I sat down with the reviewer.
688
689 Mr. LaCortiglia - DEP will probably send it to BSC. How did they do it for the school?
690
691 Ms. Evangelista - BSC did it for the Conservation Commission. Have you been to the
692 Conservation Commission?
693
694 Mr. Mammolette - Yes they are waiting for this board to finalize their permit so they can
695 finalize the Conservation Commission permit.
696
697 Ms. Evangelista - So you do not need any calculations for either board?
698
699 Mr. Mammolette - Just for the skate board park and it is surrounded by a rain garden that is
700 bigger than what it needs to be.
701
702 Ms. Evangelista - It seems weird to me that you are not doing any calculations at all. I will
703 give Mr. Graham a call and go over it with him and will see what he says.
704
705 Mr. LaCortiglia - Comment #31 is in regards to no snow plowing and closing the park in the
706 winter and snow storage.
707
708 Mr. Snyder - If the park will be closed in the winter, will that be in the approval?
709
710 Mr. DiMento - Maybe plow one pass so if people want to ski so there will be no snow piling.
711 Mr. Durkee will go to the top of the hill go around and come back – whatever he decides.

712
713 Mr. Snyder - If there is a shutdown of the facility I would think the Planning Board would
714 want a locked gate.
715
716 Mr. Watts - I would prefer not to limit the use of this area.
717
718 Mr. LaCortiglia - I think Mr. Graham is looking at snow storage.
719
720 Mr. Mammolette - What I indicated previously is that snowplowing is not anticipated
721 because there are no winter activities proposed. At the time that is what I felt. Now if they
722 want to promote skiing and skating I may have misled Mr. Graham.
723
724 Ms. Evangelista - What does your board have to say?
725
726 Mr. DiMento - There is plenty of places for three cars to park - it is not a snow piling issue.
727 We could suggest that Mr. Durkee make a pass through in the winter. The driveway is going
728 have to be plowed up to the church entrance.
729
730 Mr. LaCortiglia - I think anyone wanting to use the area will probably do snow shoeing and
731 cross country skiing.
732
733 Mr. Howard - They can park at the church and walk in.
734
735 Mr. Mammolette - We are not looking to promote people to park at the church. I think we
736 should try to make provisions to not to park at the church.
737
738 Mr. LaCortiglia - My concern is obligating the highway department to plow a gravel road. It
739 doesn't sound like a winter based area. I have no snow storage issue.
740
741 Mr. Mammolette - Is this issue resolved or do I need to make a statement?
742
743 Mr. Snyder - I think to resolve this is does the board agree that the facility will be shut down
744 during the winter and then there will be no requirement for snow storage.
745
746 Mr. Mammolette - Does that preclude people who want to trek their way in there to go
747 skating etc...? Maybe one of the conditions is that the area should state "shall not be
748 plowed."
749
750 Mr. Mammolette - I think that they don't want the snow in the buffer zone. There are areas
751 within the parking area that are not in the buffer zone. I think what you should say is that
752 there will be no snow plowing.
753
754 Mr. LaCortiglia - That's a great solution.
755
756 Mr. LaCortiglia - What's up with comments 34-37?
757

758 Mr. Mammolette - The original comments were missing. They may have had comments
759 there and decided to delete them. Or it may not have been auto numbered in the computer
760 program and not re-numbered appropriately.
761

762 Mr. LaCortiglia - Comment # 40 – the reviewing engineers letter to the Planning Board. He
763 did not receive any revised documents.
764

765 Mr. Mammolette - The first comment is being stamped. Any interest in storm water
766 management with the ConCom and the DEP is just associated with the skate park.
767

768 Mr. LaCortiglia - I don't know if Mr. Graham got that or not.
769

770 Mr. Snyder - He did and I will point it out to him again.
771

772 Mr. LaCortiglia - Under A, he has some comments. He says he walked the site and is struck
773 by the pristine character of the land etc...
774

775 Ms. Evangelista - And he feels that it will drastically change the ecosystems. He states that
776 the question in his "planning" mind is whether or not so much clearing and grading is worth
777 it for one playing field a skate park and a dog park.
778

779 Mr. LaCortiglia - Mr. Graham doesn't understand that it is a swath of land is a 37 acre
780 donation to the town and the Conservation Commission got a lot of it.
781

782 Mr. DiMento - Conservation realizes that this will bring a lot of people out for it.
783

784 Ms. Evangelista - This was paid for with CPC money right?
785

786 Mr. DiMento - Yes.
787

788 Mr. Howard - In perspective, it is a relatively small footprint.
789

790 Ms. Evangelista - How are you going to maintain this driveway?
791

792 Mr. DiMento - We will grade it as necessary. We will call Peter and ask him to grade it.
793

794 Ms. Evangelista - Someone will need to be in charge of it.
795

796 Mr. Howard - If you don't grade it, people won't speed down the road.
797

798 Mr. LaCortiglia - We have to remember that this is not a highway.
799

800 Ms. Evangelista - He saying that this material is not pervious either.
801

802 Mr. LaCortiglia - That is in direct disagreement with DEP.
803

804 Mr. Mammolette - I would need two million dollars more to make it a roadway. What are
805 you trying to create here?

806
807 Ms. Evangelista - Number one is that we want it to be safe. Accordingly to Mr. Graham, he
808 observed heavy surface flows of water.

809
810 Mr. Mammolette - He is referring to the top of the church parking lot. Part of the grading
811 will promote some of the run off to go to the back side.

812
813 Mr. LaCortiglia - Mr. Graham is saying the opposite from what you say. He goes on to say
814 that he believes the Planning Board can use its discretion to require storm water review and
815 he says we might want to look at it. As long as the proposed rain gardens are done. He is
816 being conservative.

817
818 Ms. Evangelista - He states to use crushed stone shoulder and crushed stone apron etc...

819
820 Mr. LaCortiglia - That's what is on the plan. He questions the need for a sidewalk. We want
821 a sidewalk for HP accessibility and for safety issues. Comment about the guardrail – didn't
822 we eliminate that?

823
824 Mr. Mammolette - We were thinking about wheel stops. The problem is that we have
825 nothing to paint arrows etc. on. We would need small signs – something to give direction as
826 to what to do once you get into the parking lot. Guardrails are a good way to divide the areas
827 and signage can be put on them.

828
829 Mr. Howard - We have extensively talked about this previously.

830
831 Mr. LaCortiglia - Comment from Mr. Graham about why specify a six foot high vinyl fence.

832
833 Mr. Mammolette - That was something that was specifically insisted upon by United Foam.

834
835 Mr. LaCortiglia - We need the final plans in front of us to approve.

836
837 Mr. Howard - **Motion** to continue the hearing to the August 28th, 2013 meeting.

838 Ms. Evangelista - **Second.**

839 **Motion Carries: 4-0; Unam.**

840

841 **Member or Public Report:**

842 **1. Any concern of a Planning Board Member and/or member of the Public.**

843 {None.}

844

845 Mr. Watts - **Motion** to adjourn.

846 Mr. Howard - **Second.**

847 **Motion Carries: 4-0; Unam.**

848

849 **Meeting adjourned at 10:20 PM.**