



**Georgetown Zoning Board of Appeals**  
*Memorial Town Hall ♦ One Library Street ♦ Georgetown, MA 01833*

**Business Minutes**

**January 7, 2014**

7PM - Town Hall, 3rd Floor Meeting Room

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Board Members Present: Paul Shilhan, Chairman, regular member  
Gina Thibeault, regular member – *absent for Norino Way portion*  
Sharon Freeman, regular member  
Jeff Moore, regular member  
*Dave Kapnis, regular member - Absent*

Patty Pitari – Administrative Assistant

Applicant/Owner: Lenny Mirra, Rann Realty Trust, 6 Norino Way, Georgetown

Architect Greg Smith, GSD Associates, LLC

156 Main St., North Andover MA

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Chairman Shilhan called the business meeting to order at 7:10pm, and stated the Board of Appeals will conduct this meeting according to rules laid out in Chapter 40A of the General Laws of the Commonwealth of Massachusetts, Roberts Rules of Order and its own particular set of rules, entitled Rules of Procedure, a copy of which is on file with the town clerk, another copy is available from the clerk at this meeting. This meeting is being taped recorded for the purpose of taking minutes, once the minutes are complete the recording may be taped over.

The chairman moved 6 Norino Way up on the agenda.

B. Norino Way – Finding – Simple Majority vote (3) members only needed.

Owners No-Ral Properties, LLC & Rann Realty LLC/Mirra Co. Inc., P. O. Box 399, Georgetown MA and Applicant; Mirra Co. Inc. with Gregg Smith, GSD Associates, LLC.

The Chairman placed Norino Way on the business meeting agenda as the Building Inspector stated it was up to the ZBA to determine if the change in an approved addition was a substantial change/ minor or major modification, a major modification would require a hearing.

Greg Smith, GSD Associates, LLC – I am the architect working on the expansion of the property. The reason we are here is we pulled the building permit for the project, and the office renovation has started and after moving the entire office area out of the building, and demolishing the interior space, after seeing what the cost and layout would be, it was determined that the new addition in the rear of the building would be better utilized as the Truck Maintenance Shop instead of the Equipment Storage area. The equipment storage space could utilize the former truck shop area and not require an expansion to the side of the structure, and the rear addition would be better function as a more modern and efficient vehicle maintenance facility. The vehicle maintenance facility could then be designed to be more energy efficient and productive in their staff operations, expensive costs of the small side addition can be eliminated, and the new repair facility could be modernized.

Greg Smith GSD Associates Presented a new plan. We are not building the 1,280 sq. ft. and the new total will be 6,000, the loading dock was not included in the original application. I was not at that hearing or involved back then. It was 4,850 on the previous decision, which didn't include the covered loading dock.

P. Shilhan – So the covered loading dock was not included, so then its 5,175, and now you are at 6,000.

Greg – The 5,175 also didn't include the covered loading dock for some reason in that previous plan. I just took this over.

As compared to the plans that have been permitted for construction, the combined addition of impervious footprint actually decreases by about 80 ft. This is due to the permitted expansion of the truck maintenance shop side addition is approximately 1,280 s.f. we are proposing in the modified plan not to build this addition and use the previous truck maintenance shop as the equipment storage area. Also the permitted expansion in the rear of the existing facility for the equipment storage area use would be changed to the vehicle maintenance shop use, and the size of this addition would increase in the rear addition footprint by about 1,200 sf.

Glen presented new plans, dated 1/7/14. This previous decision for this project was Oct. 2012.

J. Moore – Is there any impact on the use.

Greg –No. J. Moore – So my question is relative to the Water Resource impact, with the new design, anything to do with things like, any drainage, catch basin, etc, but and as far as chemicals is anything going to be handled differently?

Greg – The loading dock addition, but nothing with water resource will change, we have drains we were going to install where we were going to build, we will now build on the other side, but that part of decision is not going to be affected. It the same that we submitted with the original application, as far as Water Resource goes.

The Board reviewed the site plan from the first hearing in October.

Greg show where the expansion will go. We also went to Conservation. We still have to go to Planning; they said it would not be until February now.

Patty – The Fire chief had them put a Hazardous material storage room, that's still there.

J. Moore – Ok so you're going the other way, so you add 825 sq. ft. Does not include the loading dock is 900 sq. ft.

Greg - It is 15x16.

P. Shilhan – The reason we originally approved, is they were cleaning up the outside which is noisy, and putting all the equipment inside as there were complaints about the noise outside, so that decision would clean it up.

S. Freeman – Asks about the layout, so they just drive thru, the architect shows Sharon the area on the plan.

J. Moore – I don't see this being a major change, I think it actually makes it better.

Plan dated 1/7/14 (proposed plan) was marked as Exhibit A into the record.

### **Motion**

J. Moore moves that the board find the requested changes by owners of 6 Norino Way, No-Ral Properties, LLC & Rann Realty LLC/Mirra Co. Inc., P. O. Box 399, Georgetown MA and Applicant; Mirra Co. Inc. to the previous decision ZBA file #13-04 as per proposed plan marked Exhibit A and dated 1/7/14, constitutes a minor modification and therefore does not require a public hearing/application filing for changes to their previous decision mentioned above and would not require a posted public hearing.

I further move that this proposal is not a material departure from the project proposal in the original application and decision on the previously granted, and is not of discernable consequence to any offsite party.

Seconded by Sharon Freeman. All in favor 3-0. Motion passes unanimously.

The Board will do a finding amendment to attach to the original decision.

Returned to business 7:35pm at which time G. Thibeault arrives.

**Finance Report**

A. Monthly Finance Update - Patty updated the board on the revolving spreadsheet, and the Budget Meeting Schedule for departments on February 8, 2014 on a Saturday.

**New Business**

A. Approve Minutes of December 3, 2013.

**Motion** – G. Thibeault/J. Moore to approve the minutes of 12/3/13; all in favor, no discussion; Motion Carried. S. Freeman abstained.

**Correspondence**

\* Summary of Conflict of Interest (to be signed) – Patty will file with Town Clerk.

\*Denial letter from Building Inspector for 70 W. Main St. - Patty – It was filed yesterday and will be on for February 4 meeting date.

\* Denial for 64-74 E. Main Street

\* Denial Letter from Building Inspector for 11 Winter St. dated 12/5/13.

**Old Business**

A Zoning Application – The chairman and Jeff will work on it and will continue this agenda item.

Distributed new application for 70 W. Main St. for 2/4/14.

**Motion** –J. Moore/G. Thibeault/ to close the business meeting at 7:51 All in favor, motion carried 4-0

*Respectfully Submitted*

*Patty Pitari*

*ZBA Administrative Assistant*

*Date Approved 2-4-14*