



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

Business Minutes

May 1, 2012

7PM - Town Hall, 3rd Floor Meeting Room

Board Members Present: Jeff Moore, Chairman
 Paul Shilhan, regular member
 Dave Kapnis, regular member
 Gina Thibeault, regular member
 Sharon Freeman, regular member
Absent: Evan O'Reilly, associate member

Zoning Clerk: Patty Pitari
Richard Morello, Georgetown West Realty Trust

Chairman Moore called the business meeting to order at 7:05pm, 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.

Finance Report

A. Patty updated the board on the Revolving account, and the long distance charges from Town Accountant, and also informed the board the Town Meeting Warrant ZBA budget line item was incorrect, we had given the budget sheet, which had an incorrect number, but with help from the Town Administrator, he submitted for us the correct excel sheet for the 2/8/12 meeting with Fin Com. I think the number was just taken from the old sheet, and Mike Farrell told me tonight it can be fixed on Town Meeting floor.

B. Warrant to pay Community Newspapers \$66.80 for the legal ad for Black Swan as the ZBA is opening.

Motion – S. Freeman/G. Thibeault to pay Community Newspapers \$66.80 for the legal ad for Black Swan, All in favor. Motion carried.

Mileage sheet J. Moore to sign.

New Business:

West Street was moved up on the Agenda. Richard Morello was present for Georgetown West Realty Trust.
West Street – Letter of Credit/Release of Funds

Mr. Morello of Georgetown West Realty Trust is requesting that the letter of credit in the amount of \$100,000 be released per the ZBA Decision, condition #15.

The board received a Letter from West Street applicant's LSP (Licensed Site Professional) Edge Environmental dated April 9, 2012 (see attached), on behalf of Georgetown West Realty Trust, re: Response Action Outcome (Closure Report) for the former Tidd's Junkyard at 43-47 West St. Edge Environmental completed an A2 RAO statement and report dated 3/31/12 and filed with DEP 4/1/12 in accordance with 310CMR 40.1000. Patty also distributed an email from Town Counsel stating once the RAO statement was filed with DEP and copy provided to the town, the Letter of Credit is to be released.

Motion – D. Kapnis/P. Shilhan that the ZBA shall release the Letter of Credit #1098 from East Boston Savings Bank dated January 21, 2012 in the name of the owners of 43-47 West Street, Georgetown West Realty Trust as they have complied with the ZBA's 40b Comprehensive Permit Decision, dated March 27, 2002, Condition #15 by submitting to the ZBA a Class A2 Response Outcome Statement & Report by the applicants Licensed Site Professional (Edge Engineering) on April 9, 2012. No Discussion

Vote: D. Kapnis – Yes, P. Shilhan – Yes, G. Thibeault - Yes, J. Moore – Yes, S. Freeman - Yes all in favor. Motion Carried.

Approve Business and Hearing Minutes of April 3, 2012

Motion – P. Shilhan/D. Kapnis to approve the Business minutes of April 3, 2012; all in favor, discussion; Motion carried 4-0. Sharon & Evan are absent.

Patty distributed the new application for June 5, 2012- Black Swan Club/Keons Signage.

Correspondence

A. Building Inspector Correspondence - None

Patty stated the Affordable Housing Trust would like to be put on our next Agenda

B. Memo from Town Counsel re: Solar Access

C. Memo from Town counsel re: Telecommunications Act Amendment/Existing Facilities

Old Business

A. Virtual Town Hall update – Patty distributed a copy of the webpage on town website that she can now put information like agenda, minutes, applications and the board's term expirations.

Brief discussion on August Schedule, as Sharon and Gina can't make the August 7th meeting date.

Close Business

Motion –P. Shilhan/ D. Kapnis to close the business meeting at 7:25pm. All in favor, motion carried.

Respectfully Submitted

Patty Pitari

ZBA Administrative Assistant

Date Approved - June 5, 2011