

THE ANNUAL TOWN REPORT OF THE
TOWN OF GEORGETOWN



FISCAL YEAR ENDING JUNE 30, 2009

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TOWN REPORT FY 2009

BOARD OF SELECTMEN

The Georgetown Board of Selectmen is pleased to submit to the residents of Georgetown our annual report for the fiscal year of 2009 (July 1, 2008 through June 30, 2009). The Board of Selectmen, upon a vote from the residents, grew from a former 3 member board to five members, who are elected individuals and volunteers, entrusted with the responsibility to set policy and oversee the management of the municipal functions of local government. The Board meets regularly on every other Monday evening to conduct the business of the Town. Meetings are open to all interested citizens and are broadcast on cable television's community channel as well as reported by the local papers. Throughout this past year, the Board carried out the usual array of governance functions that occur in any year – personnel appointments, public safety promotions, resolutions to commemorate milestones, etc. The more noteworthy actions and events include:

- **3 New Selectmen – 5 Member Board** - Congratulations to newly elected Selectmen Gary Fowler, Stephen Smith, and David Surface. Spring of 2009 provided for an active show of candidates campaigning for the Board of Selectman and these gentlemen were voted in. The special legislation approved at Town Meeting and by the Massachusetts Legislature and Governor Patrick expanded the Board of Selectmen from 3 members to 5 members. With this expansion, Georgetown is afforded a more diverse Board which will have an opportunity to share responsibility of the execution on a number of ambitious key initiatives this year, while attending to customary financial and operational tasks. As Georgetown was noted as one of the fastest growing communities North of Boston, (16% growth between 2004 -2008) coupled with one of the worst recessions in modern history, our town continues to strain within our budgets and resources to properly serve the community. To deal with these issues as they arise, it will take tremendous communication, collaboration and coordination among the many stakeholders. For the short term, we will need to prioritize and make some tough decisions to realize more effective and efficient processes in town governance and manage change in 2010. For long term, the Board of Selectmen will work with our town leaders in developing long range plans to help us plan and budget for a multitude of upcoming critical capital improvement projects as our assets and infrastructure get closer to the end of their useful life.
- **Global Recession - Stimulus Funds** – While most of the world sank into a deep recession, the United States was hit among the hardest we have seen since the Great Depression. Massachusetts was faced with a \$1.1 billion deficit for fiscal year 2009 and a \$3.5 billion cut in projected spending for fiscal year 2010's budget. The Governor's fiscal 2009 plan contained a \$128 million local aid cut which affected all communities in Massachusetts. Georgetown, among other towns was hit hard from this reduction approximately \$87,000 was cut from local aid. In response to the fiscal crisis at the State level, the Federal Government passed the American Recovery and Reinvestment Act of 2009, (ARRA) and as a result, the State is expected to receive \$3.6 billion in federal stimulus funds. Because Georgetown's Foundation Budget (the base foundation amount of per pupil spending) was well below the State's recommended Foundation Budget, Georgetown received \$1.06 million in the form of

a grant to be used over the next two years with strict guideline for usage from the State. The ARRA funds certainly helped Georgetown avert an immediate fiscal crisis while we hope 2009-2010 shows signs of a recovery in the economy and the State returns to providing municipalities with acceptable State Aid levels.

- **Economic Development** – In 2008-2009, the Board of Selectmen successful proposed the idea of identifying alternative and sustainable revenue sources for Georgetown, through Economic Development. In 2009, an Economic Develop Sub-Committee was formed and we began proposing and implementing two major key initiatives which were tools the Massachusetts State Office of Business Development provided matching funds as well as technical resources. The first is an expedited building permitting process (known as Chapter 43D) for a portion of commercial/industrial land at National Ave. This would provide a “time to market: advantage for interested business developers and Georgetown to receive an answer on whether the town would permit the proposed building development within 180 days. The next initiative is a Zoning Amendment to allow mixed use zoning (commercial and residential) down town and return Georgetown Square to its former bustling glory. This is known as Chapter 40R. While working hard to promote existing businesses with local community events and community collaboration, the Economic Development Committee has an ambitious agenda to help promote sensible business in Georgetown.
- **Georgetown Days** – Fall of 2008 marked over 100 years since Georgetown Days was started and after taking many years off, Georgetown Days were resurrected with the leadership of Sandy Gerraughty and Jim Lacey. Fantastic seasonal weather allowed residents of all ages to enjoy crafts, music, food and beverages throughout the downtown. Georgetown Days are back and an even bigger event is planned for this upcoming year.
- **Town Hires Interim Town Administrator** – As most of the Board of Selectmen are new to their elected positions, it was disheartening to see our Town Administrator who served Georgetown tirelessly for 6 years, give us notice in May for another position in another municipalities. This could have proved to be disruptive for the town, but the Board will take this opportunity this year to review the Town Bylaws for the Town Administrator position, as well as the broader organizational structure of town government. In 2002, Georgetown did not have the budget to replace the outgoing Finance Director and we continue today without the funds. With this in mind, the Board of Selectmen determined to fill the position with an Interim Town Manager while we reassess the position and responsibilities. Our objective was to hire a very experienced individual as Interim Town Manager who had very strong financial management skills. After a thorough search, we welcomed Michael Farrell to the position and expect strong leadership serving Georgetown.
- **Town Hires Strong Fire Chief** - With an increasing population and changing demographics our all volunteer Fire Department was continually under tremendous pressure to deliver the best service possible. The Fire Department had historically been managed by a committee, the Board of Fire Engineers. 2008 saw the successful

passage of “Strong Chief” legislation in Georgetown and subsequent hiring of Chief Al Beardsley. Chief Beardsley has become instrumental in integrating our volunteer department with staffing by career Fire Fighters and EMT's. While this is a major change within the structure of the Fire Department, working with the Central and Erie Fire Companies, Georgetown has become an even safer community. Chief Beardsley will be creating the long range plan for fire/rescue service and helping residents be assured of swift emergence service.

Budget Process - Facing a potential budget crisis, with many layoffs looming, we averted a disaster as the ARRA Stimulus Funds filled a significant gap. Additionally, our conservative approach over the past few years has left us in much better shape than many other communities. Even so, like nearly every municipal government in Massachusetts, Georgetown continues to struggle with providing desired levels of town services, as well as to fund the repair and maintenance of aging assets, including town buildings, parks and fields, cemeteries, historical sites and other community assets in each annual budget. The process of setting the budget priorities improved remarkably, in part due to more regular communication and collaboration between town boards, committees and department heads. In September 2008, the Board of Selectmen, School Committee and Finance Advisory Committee met together to begin the budget process, and agreed to some substantial changes to the timing and presentation of budgets. As difficult as the decisions have had to be in funding priorities, this improved communication aided greatly in the process. Fixed cost items such as health insurance, retirement liabilities, property and casualty insurance, contractual obligations for collective bargaining, and the risk of returning high cost of energy and petroleum-based products (such as asphalt) played a major role in determining budget priorities in FY2009. Town services that provide basic community needs were met, though scaled back in certain instances relative to the year before; but no major new programs and initiatives received any funding. Since May, the Board of Selectmen, the School Committee and the Finance Advisory Board have concentrated on goal setting and budget priority, including developing a long term plan for capital items for FY2009, to begin to address the Town's infrastructure and capital needs that will require substantial investment. Once again, compounding the fiscal matters for this current year will be the nearly quarter million dollar deficit the town incurred in FY2008 due to the high cost of it's snow and ice removal efforts this past winter.

- **State of the Town Meeting** – The Board of Selectmen continued the "State of the Town" meeting this past spring. The State of the Town was devoted to a citizen-initiated question and answer session followed by an open discussion facilitated by Georgetown's town moderator, Beverly Enos. This meeting provided a unique opportunity for citizens to participate in Georgetown's strategic planning process in a convenient half-day session. The meeting was designed as an open dialogue — no motions were made and no votes taken.
- **Harry Murch Park Renovations** – Thanks to Community Preservation funding, the Georgetown Historical Commission and the Georgetown Highway Department, we brought this historical park, which dates back to the 1820s back to grandeur This project had support throughout our community and many people donated tirelessly

hours and effort planning and rebuilding this beautiful recreational asset our residents with enjoy for a long time. This was no easy feat either, in a matter of weeks Peter Durkee, our Highway Surveyor and Tree Warden along with his staff and Town "Jack of All Trades" Joe Knapp coordinated between the Historical Commission and Highway Department. With the assistance of Wayne Snow at the Electric Department and Glen Smith at the Water Department and their staff, we were able to orchestrate a terrific team. Once the new planted trees were in the ground, the Georgetown Fire Department helped by watering these maple trees in the heat of the summer. Harry Murch Park embraces the pride of Georgetown and serves as a Veteran's Memorial and the newly raised flags on the towering poles show off all branches of the military brilliantly and soaring above them is the marvelous United States flag.

Special Town Meeting, November 2008 - Special Town Meeting lasted less than an hour and a half and all eleven Articles passed, many unanimously. A few noteworthy highlights included the passing of an Affordable Housing Zoning Bylaw which creates uniformity to the requirements of housing projects around town and puts every new development with five or more houses under the bylaw, not just those developments with a special permit. This will protect the town from 40B developments that the town may not desire. In addition to this bylaw change, an article to create an Affordable Housing Trust was created which provides a process and mechanism for the town to purchase and convey properties with monies collected through Affordable Housing.

- **Annual Town Meeting, May 2009** - Several noteworthy issues were discussed and had appropriations approved, including funds to replace the roofs for the Public Safety Building and the Highway Garage; the establishment of a Capital Fund for improvements and/or repairs to municipal buildings and infrastructure, and the establishment of a 43D Expedited Permitting District, as well as a 40R Overlay District for mixed use housing.

In closing, we wish to express our warmest appreciation to our town employees and volunteers in all departments, boards and commissions for their cooperation and dedication to the Town of Georgetown and its citizens.

Philip Trapani
Evan J. O'Reilly
Gary C. Fowler
Stephen Smith
C. David Surface

Georgetown School Committee Report

The Georgetown School Committee began the FY09 fiscal year with the departure of two term Committee member Daryl Barta. Eric Zadina was elected to the Committee. The Committee also appointed Terry Wiggin as the new Director of Finance and Operations, replacing Jonathan Goldfield. The middle school bid farewell to long time assistant principal, John Faucher, and hired Geoffrey Bruno to take his place.

This was year one of the new three year District Strategic Plan, which was created by Superintendent Jacobs, Chairman Moker, Linda Gross, Heidi Begin, John Faucher, Julie Lamoly, Sandy Gerraughty, Jennifer Dudich, Elisabeth Tollman, Elaine Howard, Gail Masse, Carol Esposito and Susan Terban. Highlights from this year include curriculum mapping documents, data driven MCAS action plans at all schools, reorganized special education programs, and the district technology committee was initiated.

In late November, the new Budget and Finance sub committee began budget deliberations, utilizing the zero based budget process initiated in FY08. The budget process took a much longer time to complete than it had in the past due to the sudden collapse of the national economy. The state reduced chapter 70 funds, and because of the overwhelming burden of out of district placements in Special Education this year, we were forced to spend over \$350,000 that was unanticipated when the budget process was initiated. These cost over-runs continued for most of the year, resulting in the district needing to apply for extraordinary relief from the state to offset budget expenses. In the spring of 2009, the schools received \$115,000 of relief money.

Also in the spring, the Governor's office notified the town and district that school spending was \$1M below required foundation spending. In order to cover this deficit, federal stimulus funds of \$1,026,000 were awarded to the school department. The purpose of these funds was to: (1) save and create jobs; (2) improve school achievement through school improvement and reform while ensuring transparency and accountability; and (3) invest the AARA funds to minimize the funding cliff when the funds are no longer available after two years. In addition, federal funds were available to improve programs for children with special needs, and Georgetown received \$393,744 to be spent over two years. The district was able to spend \$477,000 of its budget to avoid layoffs. In addition, the district was notified about a reduction of Chapter 70 funds to education, and the funding source was identified as those anticipated stimulus funds scheduled for release in FY11. The School Committee and Administration determined it was fiscally responsible to distribute the spending of those funds over fiscal years 2010, 2011, and part of 2012 in order to avoid significant budget reductions in those years. The budget number of \$11,541,466 was approved by the Committee on May 28, 2009. However, after budget deliberations with the town were complete, the actual town approved budget received by the schools was \$10,932,000, which is \$50,000 below level funding from FY09, or a .4% reduction.

The School Facilities Committee, with approval of the School Committee, submitted a revised statement of interest to the Massachusetts School Building Authority for a new Penn Brook School project, and is currently in the queue awaiting approval.

A new Curriculum Director, Dr. Kristan Rodriguez was hired, and she has worked tirelessly with the teachers and department heads to streamline and review our current curricula. New social curricula such as Responsive Classroom were introduced to faculty and staff, a math consultant was hired at Penn Brook as well as literacy coach Stephanie McSherry. The assessment tools and methods have been reviewed and modified at all grade levels. New 21st century technology curricula have been purchased for the MHS including a new web design course, Lego robotics, and a new entrepreneur business program. The technology curriculum was expanded at the elementary schools to include updated software, a Smart board and an online math assessment program was purchased for Penn Brook with a \$20,000 corporate (Juniper) grant, as well as an accelerated math computer program for the Middle School. Thanks to a generous donation by a Georgetown family, a mobile laptop computer lab was also purchased for Penn Brook. And finally, after a three year struggle, a new elementary science curriculum has been piloted and purchased and will be utilized beginning in September, 2009.

In May, incumbents David Bjork and Anne Donahue were re-elected to the Committee, and long time Chairman George Moker stepped down from the Chairmanship and was replaced by Anne Donahue, who had served as Vice Chair the prior two years. We also awarded \$20,000 to 11 graduating seniors from the Baker Adams Scholarship, which to date has awarded over \$252,000 since its inception in 2001. On a beautiful June 6th, Georgetown High School graduated 99 seniors, outside, on the Perely field.

The Committee negotiated an innovative new three year contract with the Georgetown Education Association which will run from September 1, 2009 through August 31, 2012, as well as completed all of its goals set forth in its first ever self evaluation. The policy manual was reviewed and modified as needed, the new community service graduation requirement was implemented for the class of 2012, and the math and physical education graduation requirements were also modified to meet state standards and increase rigor.

The Committee voted in April to continue participation in the School Choice program for FY10, but not to accept any new students for the current year. Despite the significant amount of money the program generates, the Superintendent, her administration and the Committee agreed that the district enrollment is at capacity, and we will not compromise student achievement and smaller class sizes for fiscal gain. The program will be reviewed again next spring.

The Committee remains committed to reducing the excessive athletic user fees imposed at the MHS, but because of the reduction in state aide, and increasing fixed costs, we were unable to make a reduction for this year. However, the Superintendent was able to devise a way to make a payment plan available for all families for each of the three sport seasons.

The accreditation issues continue to cause distress for all Committee members, as we are attempting to do everything possible to get our high school removed from warning status (Standard 7 – Community Resources for Learning). In October, 2009, the School Committee reviewed a status report provided by Principal Peter Lucia outlining plans to address each of the areas identified by NEASC. The response from NEASC acknowledged significant progress and identified five areas needing further improvement. The next report is due to the Commission in December, 2010.

We have strived to work cooperatively with other town departments to streamline costs and have been very successful on all fronts. The Superintendent deserves all of the credit for creating and maintaining these relationships. Our newly developed partnership with the Council on Aging has been very successful in connecting our students with the senior citizens in town. It is wonderful to see our senior citizens reading and helping with projects at Perley (Perley Pals), develop pen-pals with students at Penn Brook as well as walking the halls for exercise. We have also seen a classroom of senior citizens receiving computer instruction from our technology teacher at Penn Brook. At the High School, many students have connected with seniors in town to provide assistance with their yard work, particularly at Trestle Way, as part of the Community Service program. We have created a completely transparent budget process and believe we are building a better educational system for all of the children of Georgetown, thus maintaining the solid reputation of the town as a wonderful place to live. We continue to remain optimistic despite the economic uncertainty, and look forward to a successful year ahead.

Respectfully submitted,
Anne Elise Donahue
Chairman
Georgetown School Committee

The 2008-2009 Georgetown School Committee Members

George G Moker, Chairman
Anne Elise Donahue, Vice Chairman
Eric Zadina, Clerk
David Bjork
Anne Blythe

2008-2009 Subcommittee Appointments

Budget/Finance: Anne Blythe and Eric Zadina
Governance: Anne Donahue and Anne Blythe
Negotiations: George Moker and David Bjork
Safety: Anne Donahue and David Bjork
School Facilities: David Bjork and Eric Zadina

GEORGETOWN PUBLIC SCHOOLS
REPORT FROM THE SUPERINTENDENT OF SCHOOLS

As the Superintendent of Schools, it is my pleasure to submit this annual report on behalf of the Georgetown Public Schools. As I prepare to enter my third year as the leader of this fine district, I am grateful for the support that members of the community continue to provide to the schools. We can not thank you enough for the many ways you enhance the education of our students. Our talented staff works daily to ensure excellence and equity for all children and our results show that we are accomplishing many things together and are improving all the time. Without the partnerships we enjoy with parents, community members and the various town departments, it would be much more difficult to provide the high quality education that our students currently receive and deserve.

One of the greatest strengths of our school district is the quality of our workforce. In FY 09, we welcomed several new faces. Mr. Terry Wiggin was hired as the Director of Finance and Operations replacing Mr. Jonathan Goldfield and Dr. Kristan Rodriguez became the Director of Curriculum and Instruction replacing Dr. Karen Hamond. Mr. Geoff Bruno was hired as the Middle School Assistant Principal replacing Mr. John Faucher. The district also hired 16 new teachers, 5 support staff, and a new Nurse Leader, Mrs. Cathy Riccio who replaced Mrs. Gina Velonis.

We also said goodbye to two dedicated teachers who retired from the district after each serving the town of Georgetown for well over three decades. Mrs. Diane Spadafore retired after 36 years of teaching in this district. Diane began as a foreign language teacher at the High School before transitioning to the grade in which she found a home, kindergarten. Casmera Tagliamonte retired from Penn Brook School after teaching 36 years in Georgetown. She was a fourth grade teacher at the time of her retirement. Both Diane and Casmera will be sorely missed but they have left a long legacy of excellence and dedicated service. They touched the lives of many students and families and we want to wish them a very long and happy retirement!

We are fortunate to have a number of staff members who spend their entire career in Georgetown. At the start of each school year, we recognize those staff members who have given 20, 25, 30 and 35 years of dedicated service to the district. It is with pride that I recognize the following employees for their longstanding dedication:

<u>35 Years</u>	<u>30 Years</u>	<u>25 Years</u>	<u>20 Years</u>
Kathleen McDonough		Georgianna Fazio	Geraldine White
Karen Allbach		Joan Lane	

The implementation of the district's multi-year strategic plan kicked into full swing in the fall of 2008 with our first year work objectives. Always focused on our mission to provide all students with the best education possible, we moved forward working aggressively to accomplish action steps in all eight focus areas. I provided monthly status reports to the School Committee at their televised meetings to inform the Committee and the public of our progress. All of these reports can be found on our website at www.georgetown.k12.ma.us.

The success of our students is Job One and we are proud of their accomplishments. Once again this year, 100% of our High School students met the MCAS graduation requirement. Our SAT results continued to exceed both the state and national averages as seen in the following table:

	Georgetown	Massachusetts	National
Critical Reading	570	514	501
Math	585	526	515
Writing	567	510	493

All of our schools met the state’s standard of Adequate Yearly Progress (AYP) in the aggregate but the Middle School did not make AYP in the special education subgroup in English Language Arts. The 10th grade students scored in the top 10 in the state in science, our 8th grade students scored 22nd in the state in math, and Georgetown Middle High School was ranked 69th out of 150 schools in Boston Globe Magazine.

When we compared our MCAS results to sixteen North Shore districts, we found that our students in the 5th, 8th and 10th grades scored in the top five in English Language Arts and math competing closely with Andover, Hamilton-Wenham, Manchester Essex, Marblehead and Masconomet. More specifically, our 5th grade students scored first in the area in English Language Arts and our 10th grade students scored second in this same subject area.

While we saw progress across the board on MCAS, we noticed areas where our performance needed improvement. The Principals and their staffs developed MCAS action plans as part of their school improvement plans. Our most significant challenge is to improve the performance of our special education subgroup so our action plans include strategic initiatives to narrow the gap.

The High School offered six advanced placement courses. Ninety-nine percent of students who took the AP exam scored a 3 or better out of a possible 5 points. The highest average scores were in AP Government and Politics and U.S History. The average score in all subjects except Spanish (3.9) exceeded 4 out of 5 points. A total of 91% of the students in the Class of 2009 planned to attend post secondary education. (75% to 4 year schools, 16% to 2 year schools), 7% entered the workforce and 2% went into the military.

Our students earned several distinguished awards both in the classroom and on the athletic field. Neil Patel received the Superintendent’s Award and 28 Georgetown seniors were awarded the John and Abigail Adams Scholarship entitling them to free tuition at a state college or university. We had five “Commended Students” for the National Merit Scholarship and 19 students received the Stanley Koplick Certificate of Merit. Several of our talented art students received state recognition and our athletic teams set a school record this year with five Cape Ann League Championships. Congratulations to the football, boy’s basketball, baseball, girl’s lacrosse, and indoor track teams and their coaches on accomplishing this feat for the first time in Georgetown’s history. Eight out of 12 athletic teams went to post season play and Girl’s Varsity Basketball Coach BarriAnn Alonzo was selected as the Cape Ann League Coach of the Year. Students “gave back” to the community by logging many hours of community service.

As stated above, the district hired a new Director of Curriculum, Instruction and Assessment who was instrumental in leading a number of key initiatives *in Focus Area 1- Increasing Student Achievement and Focus Area 2-Curriculum, Instruction and Assessment*. In order to ensure that students received a high quality and rigorous curriculum that is consistent with state standards and prepares students to do well on all assessments, Dr. Rodriguez, the Principals and the teaching staff developed curriculum maps in the core subjects which align curriculum and assessments from kindergarten through grade 12. These documents are available to all interested parties including the students. In addition, parent guides for grades K-5 and a new Program of Studies for the Middle School are available on our website.

In order to support the curriculum redesign and equip students with 21st century skills, the district earmarked new money and redirected existing budget and grant funds

to redesign and add courses at the Middle High School in FY 10 including web design, Mandarin Chinese, enrichment and enhancement courses for middle school students, financial literacy, entrepreneurship, and technology education. At the elementary schools, teachers received new materials to support the curriculum including new science kits and a new health program at the Perley School. Our professional development programs focused on the implementation the Responsive Classroom, differentiated instruction in reading, writing and math, and assessment driven planning and instruction. We also hired a reading coach at the Penn Brook School to support students and staff with our literacy initiatives. We began developing a K-12 district assessment plan with benchmarks to be used for placement, grouping and charting student progress throughout the year.

Focus Area 3 Safety, Security and Wellness focused on insuring that students can learn in a safe environment that promotes their physical, social and emotional growth and well being. Through our work with the police and fire departments, we developed a comprehensive Crisis Manual which details protocols for all emergencies. We will all remember making the news for several days when our Code Blue procedures became a local, state and national story.

We began implementing the Wellness Policy that was adopted by the School Committee in 2007. Through the work of the Nurse Leader, the district used funds from a state health grant to purchase and install Automated External Defibrillators (AED's) in all schools. These devices are located near each school entrance and two portable units are also available. Several members of the staff were trained by the Georgetown Fire Department on how to use these devices as well as in First Aid and CPR to ensure greater safety in the schools. The health and wellness curriculum was expanded at all levels and changes were made to the lunch program so more healthy choices including fruits and vegetables are available at all meals.

Focus Area 4- Partnerships with Parents and the Community focused on expanding the role that parents and the community play in our schools. In FY 09, we saw higher levels of volunteerism particularly at the Penn Brook School and we piloted a training program for volunteers at the Perley School. We also began several successful programs with senior citizens through the Council on Aging. At the Perley School (PreK-Grade 1), we began the Perley Pals Program where seniors read to first grade students at least monthly providing a treat for both generations! At the Penn Brook School (Grades 2-5), we developed a pen pal program and provided the chance for senior citizens to "go back to school" by offering a technology course that was taught by our highly skilled and dedicated technology teacher, Marianne Fravel. Finally at the Penn Brook School, we opened the school to "walkers" who could be seen walking the halls getting their exercise on chilly winter afternoons. At the Middle High School, we were able to match some of our students with seniors who needed assistance with lawn care and snow removal.

The district expanded its efforts to communicate with the parents through regular newsletters, school websites, and parent coffees that were held at all schools. For the first time, every school sent out a parent satisfaction survey and used the results in their school improvement plan.

One of the greatest weaknesses in the school district currently is the lack of up-to-date technology available for our staff and students to work and learn. The infrastructure including hardware and software is insufficient. In ***Focus Area 5- Technology and Information Management***, the major focus was to convene a Technology Committee to develop a comprehensive plan to upgrade our technology resources and programs. Their completed plan will be presented to the School Committee in October of 2009 and will likely call for financial assistance from the town. This year, we are fortunate to have received a few technology donations from citizens in town which allowed us to upgrade some of our computers throughout the district and purchase a smart board and a mobile laptop lab for the Penn Brook School. The PTA and the GEF raised funds to support our

technology needs but it will take a coordinated effort with the town to provide our schools with the level of technology that we need for the 21st century. The district purchased the Transfinder software program to assist in creating efficient bus routes. This program will be used to design routes for the 2009-2010 school year.

Producing and defending the annual budget was a major focus in FY 09. ***Focus Area 6-Budget and Finance*** outlined a budget strategy that began with a zero-based budget process which linked directly to the strategic plan and involved the community. Terry Wiggin and I conducted budget presentations and discussions with the community for a second year. There was less participation than I would have liked but anytime we have a chance for dialogue with the community it is worth the time and we learn a great deal.

The School Committee initially requested a proposed operating budget of \$11,521,021 to the Georgetown Finance and Advisory Board on March 4, 2009. This included salaries for 10 administrators, 125.5 professional positions, and 67.23 support staff. This was an increase of 1.4 FTE positions from FY 09 and an overall budget increase of 4.9%. The School Committee planned to request approximately \$45,000 from free cash to purchase one time curriculum and facilities items but eventually removed this request from the table. Near the end of the budget review process with the town, the school district learned that Georgetown would be one of 61 districts statewide that would receive federal stimulus money from the American Recovery and Rehabilitation Act in the amount of \$1,026,220. In addition, \$393,644 would be available to the district over two years to assist with expenses in special education. The Georgetown Public Schools received this money because Governor Patrick froze Chapter 70 funds in FY 10, thus making Georgetown fall \$1,026,220 below required foundation spending on education. In order to bring our district to the required spending level, a two year infusion of stimulus funds was awarded. It is important to note that the federal stimulus money is not Chapter 70 Aid to Education which is added to the funding base but rather is a short term grant that will be available for two years only.

Just before the spring Town Meeting, the school district's budget was reduced by the Finance and Advisory Board by \$588,649 or \$50,000 below level funding from FY 09. Also during this time, the town of Georgetown learned that cuts were being made to FY 09 Chapter 70 funds in the last quarter. The state provided funds to prevent lay offs, however they used stimulus funds that were earmarked to provide assistance to districts in FY11 to fill the gap. This information led the school administration and the School Committee to develop a multi-year strategy to distribute the available stimulus funding over FY 10, FY 11 and the first part of FY12 to avoid deep cuts in the budget in those years. In the FY 10 budget, while some things were cut and funds were redirected, there was an actual loss of only one part-time teaching position thanks to the availability of the first year of federal stimulus funds.

The Georgetown School Committee negotiated a three-year contract with the Georgetown Education Association that reflected an understanding of the difficult fiscal times in the town and at the same time provided a fair compensation package for our teachers.

Our buildings and grounds received a facelift in several areas thanks to the hard work of the Georgetown Athletic Association and our custodial/maintenance staff. In line with ***Focus Area 7- Facilities and Maintenance***, we painted large areas in all schools, made repairs to the HVAC system at the Middle High School, patched 40 holes in the Middle High School roof, and purchased some updated equipment. A major goal in FY 10 is to write a long range facility plan which will identify our capital needs and building improvement projects. Thanks to our partners from the Georgetown Athletic Association, major improvements were made to the baseball and softball fields,

basketball hoops were erected in the lower parking lot at the Middle High School, and fields were aerated, fertilized and seeded.

Our school district is a \$14 million dollar business including local funds, grants, and revolving accounts. *Focus Area 8- District Accountability* identifies goals that keep us focused on using good business practices. In FY 09, the School Committee revised several policies, approved procedural changes to the Athletic Handbook and established a cycle for review of all policies. Internally, we wrote procedures for personnel and business functions including many job descriptions. The Principal at the Middle High School submitted a two year status report to the New England Association of Schools and Colleges (NEASC). While the school remains on warning for Standard 7- Community Resources for Learning, the school received many commendations and is now focused on five areas identified for improvement. The next report is due in December 2010. The School Committee initiated an audit of the student activity accounts in the spring of 2009.

The town of Georgetown has a generous spirit and a strong sense of community. We have received many generous donations including items such as technology equipment, funds for enrichment programs, books, and uniforms for our sports teams. In addition, parent and community members have donated many hours to volunteer, organize family events, serve on committees, maintain the fields, weed the courtyards, and chaperone student trips. I would like to especially thank the following organizations for their unwavering support: the GAA, the PTA, the GEF, and the Georgetown businesses and civic organizations who have given so generously to our special events and scholarships.

The Georgetown School Committee has been a strong force for change and improvement and they continue to be unified with me in believing that this district can compete with the best districts in Massachusetts. I am pleased to be discussing a successor contract with them so I look forward to continuing to serve the town of Georgetown in the years ahead. I want to thank the Committee for their faith in me and for their dynamic vision for our schools.

In closing, President Barack Obama said, "Our greatness as a nation has depended on individual initiative, on a belief in the free market. But it has also depended on our sense of mutual regard for each other, of mutual responsibility. The idea that everybody has a stake in the country, that we're all in it together and everybody's got a shot at opportunity. We also know that there are some things we can't do on our own. We know that there are some things we do better together."

Educating the children of Georgetown is a shared responsibility and I am grateful for your partnership.

Respectfully submitted,
Carol Jacobs
Superintendent of Schools

Class of 2008-2009

Jonathan James Allen
Rae Marie Berube
Elyse Rose Brennan
Nicholas Robert Bruno
Tyler James Callahan
Megan Ann Cheney
Anthony Samuel Conte III
Jennifer Effie Crowley
Charlotte Marie de Fays
Kimberly Ann Dichirico
Christopher Edward Dow
Meaghan Catherine Flaherty
Damon R. Garvin
Kelly Anne Gillen
Kate Allison Grosslein
Emilia Elizabeth Howard
Joshua William Ingram
Ashley Estelle Lambright
Jay Richard Martel
Renee Nicole McCuish
Zachary Paul Meader
Stephanie Patricia Moore
Amy Cathryn Morrison
Courtney M. O'Brien
Karen Margaret O'Hare
Kelsey Marie Paquette
Charles Kyle Perry
Michelle Anne Prior
Alyssa Louise Rosenthal
Edward Joseph Santry, Jr.
Ana Eileen Shores
April Marie Surette
Nicholas John Valentini
Nicholas Mueller

Amanda Ellen Arriel
Jonathan Nelson Bordonaro
Shelagh Elizabeth Browne
Kelly Jeanne Burke
Tyler Michael Carlson
Larry Brandon Coleman
Casey Ann Corcoran
Marissa Ann D'Amato
Gina Marie DeGenova
James Robert DiMento
Joseph John Esposito
Devin M. Fratus
Hannah Lynn Gazunis
Haley Elizabeth Gisonno
Shannon Lea Hartford
Sarah Jo-Ann Hume
David Lawrence Kenneally
Kelsey Jean Lessard
Lauren Elizabeth Martin
Kyle James McKay
William Lindsay Melideo
Evan E. Morehouse
Cameron Russell Moyer
Taryn Ashley O'Connell
Sarah Rose Osborne
Neil Naren Patel
Anthony Joseph Piccosi
Michael Thomas Psehoyas
Michael T. Ruh
James Konstantine Savelyev
Joseph Michael Slattery
Kristie Loren Tanner
Evan James Weagle

Leila Karima Baghdad
Hayley Anne Botman
Nathaniel Louis Brudnick
Joseph Francis Butera
Victoria Helaine Carnera
Sarah Jean Comiskey
Matthew Joseph Cronin
Brett Andersen Davis
Maria Alyse DeGenova
Jennifer Lynn Donovan
Lauren Anne Ferri
Taylor Margaret Fritschy
Michael Gaetano Gentile
Ashlee Frances Grenier
Daniel Horner
Daniel Iascone
Matthew Allen Kumph
Kyle Justin MacNichol
Ashley Mary McCarter
Jeffrey James McLaughlin
Emily Margaret Messelaar
Matthew Joseph Morin
Nicholas Thomas Nicotra
Meghan Marie O'Connor
James Marvoules Ryan
Kailyn Marie Perry
Sarah Jessica Primo
Talleb Rosario
Michael Anthony Salvaggio
Luke Duncan Seaberg
Corwin Jericho St. Pierre
Peter James Unitt IV
William P. Jean

School Department Appropriation for Fiscal 2009	\$10,982,372
Actual Expenditures July 1, 2008 to June 30, 2009	\$10,982,372
Unexpended Balance	\$0

Breakdown of Expenditures

Account	Description	Salaries	Expenses	Totals
1000 ADMINISTRATION				
11/1200	General Administration	241,234	23,873	265,107
1400	Administrative Support	170,096	30,002	200,099
2000 INSTRUCTION				
2100	Supervision	203,545	77,709	281,253
2200	School Building Administration	524,541	41,606	566,147
2300	Teaching Services	6,601,052	0	6,601,052
2350	Professional Development	76,225	34,962	111,187
2400	Textbooks and Supplies	0	102,102	102,102
2450	Instructional Technology	40,362	6,199	46,561
25/2600	Educational Media	104,040	12,422	116,462
2700	Guidance	344,827	3,570	348,397
2800	Psychological/Evaluation Services		10,537	10,537
3000 OTHER SCHOOL SERVICES				
3200	Health	147,993	2,510	150,503
3300	Transportation		429,072	429,072
3400	School Lunch	29,701		29,701
3500	Student Activities/Athletics	0	7,653	7,653
4000 OPERATION & MAINTENANCE OF FACILITIES				
41/4200	Operations & Maintenance	309,834	85,504	395,338
4120/413	Heat and Electricity	0	355,103	355,103
4400	Network/Telecommunications	73,618	29,960	103,578
5000 FIXED CHARGES				
5100	Employee Retirement Contributions	0	55,120	55,120
7000 ACQUISITION OF FIXED ASSETS				
7300	Replacement of Equipment	0	2,000	2,000
7400	New Equipment			0
9000 PROGRAMS WITH OTHER SCHOOL DISTRICTS				
9100	Tuitions/Special Education	0	805,403	805,403
GRAND TOTAL EXPENDED		8,503,365	2,241,030	10,982,372

		7/1/08			6/30/2009
GRANTS - FEDERAL/STATE	FUND #	BALANCE	REVENUE	EXPENDED	BALANCE
Kindergarten Enhancement Grant #701	2226	0	\$44,800	\$44,800	0
Pre-School Grant	2227	0	\$42,095	\$39,769	2,326
Essential School Health (DPH)	2228	0	\$58,052	\$58,052	0
Academic Support #632	2229	0	\$6,900	\$6,457	443
Transition to Full-Day Kindergarten	2230	0	\$45,890	\$57,336	(11,446)
Title I FY08 #305	2453	0	\$62,437	\$60,548	1,889
94-142 (IDEA) Grant #240	2452	0	\$302,493	\$265,283	37,210
Safe & Drug Free Schools #331	2456	0	\$4,243	\$1,592	2,651
Title V #302	2455	0	\$919	\$377	542
SPED Program Improvement Grant	2457	0	\$5,440	\$4,642	798
Teacher Quality #140	2454	0	\$25,032	\$18,489	6,543
SPED Early Childhood #262	2458	0	\$8,575	\$6,504	2,072

REVOLVING ACCOUNTS					
Athletic Revolving	2000	12,039	\$242,819	\$256,988	(2,129)
Public School Donation Fund	2004	23,144	\$61,413	\$53,850	30,706
Pre-School Revolving Fund	2001	9,263	\$278,476	\$243,327	44,411
KEP Revolving	2003	855	\$0	\$855	0
Circuit Breaker	2005	0	\$411,612	\$378,654	32,958
Penn Brook Academy	2006	9,164	\$810	\$9,974	0
Fee Based Programs	2007	2,816	\$38,882	\$29,665	12,034
After School Program	2008	109,662	\$180,609	\$134,781	155,490
Insurance Proceeds	5-32028	0	\$4,976	\$4,976	0
Healthy Choices	2500	0	\$250	\$100	150
Suffolk School Store	2501	717	\$0	\$60	657
Career to School	2502	1,087	\$498	\$285	1,300
Save the Teachers	2503	3,592	\$0	\$0	3,592
Teacher of the Year	2504	0	\$2,000	\$0	2,000
Mass Youth Against Tobacco	2505	0	\$2,000	\$0	2,000
School Choice	2600	68,118	\$328,925	\$223,239	173,803

Articles



Whittier Regional Vocational Technical High School

115 Amesbury Line Road
Haverhill, MA 01830-1898
978-373-4101
Fax: 978-521-0260
www.whittier.tec.ma.us

Charles LaBella
Chairperson
School Committee

William P. DeRosa
Superintendent

September 29, 2009

ANNUAL OPERATIONAL REPORT

TO: The Honorable Board of Selectmen

FROM: Dr. Jo-Ann Testaverde, Whittier Representative
William P. DeRosa, Superintendent

Whittier offers 20 vocational technical career areas designed to provide the necessary training and skills for further education or work force success.

Whittier's academic program is designed to offer students the fundamental skills through its core curriculum in English, Math, Science and Technology, Social Studies, World Languages, Physical Education/Health, and Elective subjects. Courses are aligned with the Massachusetts Curriculum Frameworks in order to achieve success on the MCAS.

Courses are offered in a sequential format and are integrated with the vocational-technical areas, wherever practicable and mutually beneficial. All academic courses offer advanced sections for students who desire to further their education. We offer honors courses in English, science, and math to lead toward advanced placement courses. Moreover, a Tech Prep program is offered to eleventh and twelfth grade students which parallels the College Prep program and provides students with the opportunity to earn college credit and/or advanced college placement.

Since all programs are open to both females and males, we encourage our students to explore and to specialize in non-stereotyped, non-traditional vocational-technical areas and to strive for the maximum realization of their goals and potential.

Whittier Regional Vocational Technical High School is entering its thirty-seventh year. To date we have graduated 8,902 students from the day school.

The enrollment for the Evening School from Georgetown: 6

Honorable Board of Selectmen
September 29, 2009
Page 2

The October 1, 2008 Day School Enrollment:

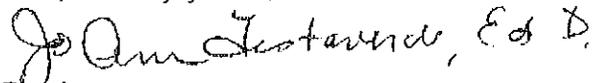
	Boys	Girls
Grade 9	4	2
Grade 10	3	3
Grade 11	2	3
Grade 12	3	1

Total – 21

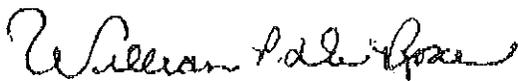
2009 Graduates – 4

The cost to Georgetown for the school year 2008-2009 was \$233,805.00.

Respectfully yours,



Dr. Jo-Ann Testaverde
Georgetown Representative



William P. DeRosa
Superintendent

WPD/lr

Town of Georgetown, Massachusetts													app2009
General Fund Appropriations Expenditures													
For the Fiscal Year Ended													
June 30, 2009													
FY 09 BUDGET AS OF JUNE 30, 2009													
Acct #	Account Name	Proposed Budget	Total Appropriation	STM	Transfers In/(Out)	Indirect Costs	Revised Budget	Amount Expended	Encumbrances	Unexpended	Percent Expended		
11131	Town Meeting Expenses	1,600.00	1,600.00				1,600.00	1,184.33		415.67	74.02%		
11222	Selectmen Staff Salary	33,277.00	33,277.00	669.00			33,946.00	33,946.00		0.00	100.00%		
11224	Selectmen Office Operations	2,000.00	2,000.00				2,000.00	1,559.13		440.87	77.96%		
11225	Computer System Maint & Supplies	72,000.00	72,000.00				72,000.00	65,088.08		6,911.92	90.40%		
11226	Town Hall Operating Expense	64,000.00	64,000.00				64,000.00	61,448.69		2,551.31	96.01%		
11227	Town Administrator Salary	90,286.00	90,286.00	1,815.00	8,726.00		100,827.00	99,954.60		872.40	99.13%		
11229	Town Administrator Expenses	3,000.00	3,000.00				3,000.00	2,349.35		650.65	78.31%		
11312	Fin/Adv Comm Expenses	200.00	200.00				200.00	200.00		0.00	0.00%		
11321	Reserve Fund	125,000.00	125,000.00		(99,153.00)		25,847.00	25,847.00		0.00	0.00%		
11351	Accountants Salary	61,828.00	61,828.00	1,243.00			63,071.00	63,071.00		0.00	100.00%		
11353	Accountants Expenses	3,700.00	3,700.00				3,700.00	3,047.61		652.39	82.37%		
11411	Assessors Salaries	900.00	900.00				900.00	900.00		0.00	100.00%		
11412	Assessors Asst Salary	63,960.00	63,960.00	(15,576.00)	400.00		48,784.00	48,723.71		60.29	99.88%		
11413	Assessors Staff Wages	42,015.00	42,015.00				42,015.00	42,015.00		0.00	100.00%		
11414	Assessors Expenses	30,051.00	30,051.00	36,300.00	(400.00)		65,951.00	37,191.42		28,759.58	56.39%		
11453	Tres-Col Expenses	26,490.00	26,490.00				26,490.00	19,102.22		7,387.78	72.11%		
11454	Tax Collector/Treasurer	61,828.00	61,828.00	1,243.00			63,071.00	63,071.00		0.00	100.00%		
11455	Asst Tax Collector Salary	36,197.00	36,197.00	728.00			36,925.00	36,925.00		0.00	100.00%		
11456	Asst Treasurer	42,085.00	42,085.00	846.00			42,931.00	42,931.00		0.00	100.00%		
11511	Town Counsel Expense	50,000.00	50,000.00		57,000.00		107,000.00	102,330.79		4,669.21	95.64%		
11581	Tax Title Foreclosure	9,500.00	9,500.00				9,500.00	8,253.23		1,246.77	86.88%		
11591	Town Audit	23,000.00	23,000.00				23,000.00	23,000.00		0.00	100.00%		
11611	Town Clerk Salary	32,807.00	32,807.00	659.00			33,466.00	33,466.00		0.00	100.00%		
11612	Town Clerk Staff Wages	17,422.00	17,422.00	350.00			17,772.00	17,519.62		252.38	98.58%		
11613	Town Clerk Expenses	6,500.00	6,500.00				6,500.00	5,286.33		1,213.67	81.33%		
11621	Registrars Expenses	13,200.00	13,200.00	6,500.00			19,700.00	14,559.12		5,140.88	73.90%		
11631	Registrars Expenses	5,042.00	5,042.00				5,042.00	3,624.27		1,417.73	71.88%		
11711	Conservation Comm Expenses	3,000.00	3,000.00				3,000.00	2,010.65		989.35	67.02%		
11712	Conservation Comm Salaries	36,794.00	36,794.00	740.00			37,534.00	37,534.00		0.00	100.00%		
11713	Conservation Comm Staff Salaries	4,657.00	4,657.00	94.00			4,751.00	4,667.57		83.43	98.24%		
11731	MVPC Assessment	2,500.00	2,500.00				2,500.00	2,432.73		67.27	97.31%		
11751	Planning Board Expenses	10,000.00	10,000.00	(2,000.00)			8,000.00	7,615.87		184.13	97.07%		
11752	Planning Board Salaries	45,843.00	45,843.00	2,921.00			48,764.00	47,996.55		767.45	98.43%		
11761	Z B Appeals Clerk Wages	10,424.00	10,424.00	210.00			10,634.00	10,630.04		3.96	99.96%		
11951	Reports, Town & Fin Comm	4,500.00	4,500.00				4,500.00	4,116.00		384.00	91.47%		
12111	Police Salaries	986,154.00	986,154.00	27,784.00			1,013,938.00	1,013,934.28		3.72	100.00%		
12115	Police School Crossing	7,756.00	7,756.00	156.00			7,912.00	7,263.16		648.84	91.80%		
12116	Police Cruiser	27,617.00	27,617.00	(10,773.00)			16,844.00	16,843.33		0.67	100.00%		
12118	Police Operating Expenses	79,200.00	79,200.00	11,400.00			90,600.00	90,461.67		138.33	99.85%		
12119	Traffic Lights Expense	4,500.00	4,500.00				4,500.00	2,046.54		2,453.46	45.48%		
12121	Comm Center Wages	197,509.00	197,509.00	6,888.00			204,397.00	199,818.98		4,578.02	97.76%		
12131	Public Safety Building-Utilities	30,000.00	30,000.00	10,000.00			40,000.00	37,646.92		2,353.08	94.12%		
12132	Public Safety Building-Maint	11,083.00	11,083.00		7,355.00		18,438.00	18,279.92		158.08	99.14%		
12211	Fire Salaries & Wages	166,911.00	166,911.00		4,969.20		171,880.20	170,204.80		1,675.40	99.03%		
12212	Fire Misc Wages	9,889.00	9,889.00		(3,172.50)		6,716.50	6,716.50		0.00	100.00%		
12213	Emerg Response Allow Exp	116,699.00	116,699.00				116,699.00	116,697.87		1.13	100.00%		
12214	Fire Operating Expenses	91,000.00	91,000.00	11,840.20	(1,796.20)		101,044.00	98,637.64		2,406.36	97.62%		
12311	Ambulance Retainer Asses	10,500.00	10,500.00				10,500.00	5,250.00		5,250.00	50.00%		
12321	Emer Med Tech Expenses	18,250.00	18,250.00				18,250.00	18,250.00		0.00	100.00%		
12444	Sealer Wgts/Meas Serv Fees	3,848.00	3,848.00	77.00			3,925.00	3,903.00		22.00	99.44%		
12921	Animal Control Off Salary	3,449.00	3,449.00	69.00			3,518.00	3,510.88		7.12	99.80%		
12922	Animal Control Off Expense	385.00	385.00	8.00			393.00	390.66		2.34	99.40%		
12951	Inspectors Service Wages	122,100.00	122,100.00	2,353.00			124,453.00	120,840.15		3,612.85	97.10%		

Town of Georgetown, Massachusetts												app2009	
General Fund Appropriations Expenditures													
For the Fiscal Year Ended													
June 30, 2009													
FY 09 BUDGET AS OF JUNE 30, 2009													
Acct #	Account Name	Proposed Budget	Total Appropriation	STM	Transfers In/(Out)	Adjustment Indirect Costs	Revised Budget	Amount Expended	Encumbrances	Unexpended	Percent Expended		
12952	Inspectors Service Expenses	11,600.00	11,600.00				11,600.00	7,350.55		4,249.45	63.37%		
13121	Whittier Reg'l Asses	233,805.00	233,805.00				233,805.00	232,699.00		1,106.00	99.53%		
14211	Highway Surveyor Salary	75,620.00	75,620.00	1,520.00			77,140.00	77,140.00		0.00	100.00%		
14212	Highway Wages	201,297.00	201,297.00	253.00			201,550.00	196,425.90		5,124.10	97.46%		
14213	Highway Operating Expenses	79,250.00	79,250.00				79,250.00	79,246.54		3.46	100.00%		
14215	Road Maint & Repairs	179,365.00	179,365.00				179,365.00	179,221.96		143.04	99.92%		
14221	Const/Maint Drain Expense	32,000.00	32,000.00				32,000.00	31,792.93		207.07	99.35%		
14222	Highway Sidewalks Expense	4,867.00	4,867.00				4,867.00	4,800.00		67.00	98.62%		
14231	Snow/ice Control Expense	104,000.00	104,000.00	175,000.00			279,000.00	335,044.63		(56,044.63)	120.09%		
14241	Street Light Assessment	49,849.00	49,849.00				49,849.00	49,849.00		0.00	100.00%		
14291	Tree Warden Salary	4,446.00	4,446.00	89.00			4,535.00	4,535.00		0.00	100.00%		
14292	Tree Warden Expenses	11,509.00	11,509.00				11,509.00	11,509.00		0.00	100.00%		
15111	Health Salary & Wages	69,732.00	69,732.00	1,402.00			71,134.00	58,016.01		13,118.99	81.56%		
15112	Health Dept Expenses	42,360.00	42,360.00				42,360.00	34,876.52		7,483.48	82.33%		
15411	Council on Aging Expenses	62,957.00	62,957.00	1,265.00			64,222.00	58,973.32		5,308.68	91.73%		
15412	Council on Aging Expenses	21,828.00	21,828.00				21,828.00	17,693.08		4,134.92	81.06%		
15431	Veterans Services Expenses	40,372.00	40,372.00	20,000.00			60,372.00	39,672.93		20,699.07	65.71%		
15432	Veterans Graves Expenses	4,000.00	4,000.00				4,000.00	2,000.00		2,000.00	50.00%		
15433	E Essex Vet Dist Assessment	24,600.00	24,600.00				24,600.00	23,575.32		1,024.68	95.83%		
16111	Library Salaries & Wages	174,843.00	174,843.00	3,514.00			178,357.00	178,238.11		118.89	99.93%		
16112	Library Expenses	104,100.00	104,100.00				104,100.00	104,099.90		0.10	100.00%		
NS311	Recreation Wages	14,260.00	14,260.00	287.00			14,547.00	13,280.36		1,266.64	91.29%		
NS312	Park & Rec Expenses	26,900.00	26,900.00				26,900.00	26,709.71		190.29	99.29%		
16911	Historical Comm Expenses	500.00	500.00				500.00	500.00		0.00	100.00%		
16921	Memorial Day Remembrance Expense	1,300.00	1,300.00				1,300.00	1,299.77		0.23	99.98%		
17112	Landfill - Principal	75,000.00	75,000.00				75,000.00	75,000.00		0.00	100.00%		
17113	Elect Sub Station Principal-Series B	95,000.00	95,000.00				95,000.00	95,000.00		0.00	100.00%		
17114	Land Acquisition-Series C	15,000.00	15,000.00				15,000.00	15,000.00		0.00	100.00%		
17116	School Renovations Principal - Series A	260,000.00	260,000.00	(260,000.00)			0.00	0.00		0.00	#DIV/0!		
17119	School Reno - Series C Principal	785,000.00	785,000.00				785,000.00	785,000.00		0.00	100.00%		
17120	Water Pollution Abatement Bond	10,401.00	10,401.00				10,401.00	10,400.36		0.64	99.99%		
17121	Town Hall Building Remodeling	80,000.00	80,000.00				80,000.00	80,000.00		0.00	100.00%		
17122	Public Works Building Addition	25,000.00	25,000.00				25,000.00	25,000.00		0.00	100.00%		
17123	Water Pollution Abatement Bond II	10,685.00	10,685.00				10,685.00	10,684.03		0.97	99.99%		
17125	Library Addition Principal	120,000.00	120,000.00				120,000.00	120,000.00		0.00	100.00%		
17126	Capital Equipment Principal	185,000.00	185,000.00				185,000.00	185,000.00		0.00	100.00%		
17127	Elect Sub Station Principal-Series B	0.00	0.00				0.00	0.00		0.00	#DIV/0!		
17510	Landfill Closure-Interest	32,292.00	32,292.00				32,292.00	32,291.25		0.75	100.00%		
17513	Elect Sub Station Interest-Series B	6,437.00	6,437.00				6,437.00	6,436.25		0.75	99.99%		
17516	School Renovations Interest-Series A	122,598.00	122,598.00	(122,598.00)			0.00	0.00		0.00	#DIV/0!		
17518	School Renov. Int. - Series C	379,855.00	379,855.00				379,855.00	379,855.00		0.00	100.00%		
17519	Land Acquisition Int. - Series C	4,233.00	4,233.00				4,233.00	4,232.50		0.50	99.99%		
17521	Short Term Loan Others	2,700.00	2,700.00				2,700.00	1,100.00		1,600.00	40.74%		
17523	Town Hall Building Remodeling	14,400.00	14,400.00				14,400.00	14,400.00		0.00	100.00%		
17524	Public Works Building Addition	4,500.00	4,500.00				4,500.00	4,500.00		0.00	100.00%		
17525	Library Addition Interest	73,020.00	73,020.00				73,020.00	73,020.00		0.00	100.00%		
17526	Capital Equipment Interest	11,186.00	11,186.00				11,186.00	11,186.00		0.00	100.00%		
17527	Elect Sub Station Interest	32,880.00	32,880.00				32,880.00	32,880.00		0.00	100.00%		
19111	County Retirement	870,045.00	870,045.00				870,045.00	870,044.52		0.48	100.00%		
19121	Workmen's Comp Insurance	85,000.00	85,000.00		(7,000.00)		78,000.00	63,454.29		14,545.71	81.35%		
19131	Unemployment Insurance	75,000.00	75,000.00		33,072.00		108,072.00	100,852.91		7,219.09	93.32%		
19141	Medical Insurance	1,945,000.00	1,945,000.00				1,945,000.00	1,797,121.15		147,878.85	92.40%		
19151	Life Insurance	4,800.00	4,800.00				4,800.00	4,528.35		271.65	94.34%		

Town of Georgetown, Massachusetts												app2009	
General Fund Appropriations Expenditures													
For the Fiscal Year Ended													
June 30, 2009													
FY 08 BUDGET AS OF JUNE 30, 2009													
Acct #	Account Name	Proposed Budget	Total Appropriation	STM	Transfers In/(Out)	Indirect Costs	Revised Budget	Amount Expended	Encumbrances	Unexpended	Percent Expended	Adjustment	
03023	Social Studies Penn Brook	0.00	0.00				0.00				0.00	0.00	#DIV/0!
03031	Art Penn Brook	66,342.00	66,342.00		(141.00)		66,201.00	66,201.24			(0.24)	100.00%	100.00%
03032	Music Penn Brook	55,516.00	55,516.00		(1,870.00)		53,646.00	53,646.06			(0.06)	100.00%	100.00%
03041	Physical Education Penn Brook	59,634.00	59,634.00				59,634.00	59,634.00			0.00	100.00%	100.00%
03054	Computer Support Penn Brook	52,504.00	52,504.00		(9,355.00)		43,149.00	43,149.19			(0.19)	100.00%	100.00%
03061	Library Services Penn Brook	29,397.00	29,397.00		377.00		29,774.00	29,774.38			(0.38)	100.00%	100.00%
03082	Media Services Penn Brook	0.00	0.00		446.00		446.00	446.00			0.00	100.00%	100.00%
03071	Guidance Services Penn Brook	65,406.00	65,406.00		314.00		65,720.00	65,719.60			0.40	100.00%	100.00%
03101	Special Education Penn Brook	447,820.00	447,820.00		(95,391.00)		352,429.00	352,428.84			0.16	100.00%	100.00%
03102	Sped Outside Placement Penn Brook	69,200.00	69,200.00		76,887.00		146,087.00	146,086.92			0.08	100.00%	100.00%
03104	English Lang Learner Penn Brook	0.00	0.00				0.00				0.00	#DIV/0!	#DIV/0!
03105	Academic Tutoring Penn Brook	400.00	400.00		(400.00)		0.00				0.00	#DIV/0!	#DIV/0!
03301	Instructional Support Penn Brook	28,259.00	28,259.00		102.00		28,361.00	28,360.50			0.50	100.00%	100.00%
03302	Substitutes Penn Brook	29,304.00	29,304.00		(12,972.00)		16,332.00	16,331.77			0.23	100.00%	100.00%
03304	Building Administration Penn Brook	119,522.00	119,522.00		7,583.00		127,105.00	127,104.91			0.09	100.00%	100.00%
03432	Health Services Penn Brook	54,689.00	54,689.00		(478.00)		54,211.00	54,210.67			0.33	100.00%	100.00%
03433	Transportation Penn Brook	12,228.00	12,228.00		2,091.00		14,319.00	14,318.79			0.21	100.00%	100.00%
03434	Lunch/Recess Penn Brook	13,051.00	13,051.00		(154.00)		12,897.00	12,897.50			(0.50)	100.00%	100.00%
03601	Facilities OPS Penn Brook	164,917.00	164,917.00		19,955.00		184,872.00	184,870.75			1.25	100.00%	100.00%
03602	Maintenance Penn Brook	16,526.00	16,526.00		(6,750.00)		9,776.00	9,776.33			(0.33)	100.00%	100.00%
04011	English MS	263,396.00	263,396.00		(44,034.00)		219,362.00	219,352.03			(0.03)	100.00%	100.00%
04012	Reading MS	383.00	383.00		28,394.00		28,777.00	28,776.63			0.37	100.00%	100.00%
04013	Foreign Language MS	48,555.00	48,555.00		(47.00)		48,508.00	48,508.32			(0.32)	100.00%	100.00%
04021	Mathematics MS	193,320.00	193,320.00		22,464.00		215,784.00	215,783.64			0.36	100.00%	100.00%
04022	Science MS	196,239.00	196,239.00		(10,895.00)		185,344.00	185,343.87			0.13	100.00%	100.00%
04023	Social Studies MS	235,252.00	235,252.00		(8,249.00)		227,003.00	227,002.96			0.04	100.00%	100.00%
04031	Art MS	63,800.00	63,800.00		(5,986.00)		58,114.00	58,113.77			0.23	100.00%	100.00%
04032	Music MS	49,746.00	49,746.00		(125.00)		49,621.00	49,620.67			0.33	100.00%	100.00%
04041	Physical Education MS	87,815.00	87,815.00		(1,067.00)		86,748.00	86,747.85			0.15	100.00%	100.00%
04051	Business Education MS	19,631.00	19,631.00		4,795.00		24,426.00	24,425.96			0.04	100.00%	100.00%
04052	Home economics MS	41,118.00	41,118.00		(739.00)		40,379.00	40,378.96			0.04	100.00%	100.00%
04053	Industrial Technology MS	36,102.00	36,102.00				36,102.00	36,102.27			(0.27)	100.00%	100.00%
04081	Library Services MS	2,571.00	2,571.00		(8.00)		2,563.00	2,563.35			(0.35)	100.01%	100.01%
04082	Media Services MS	4,470.00	4,470.00		(1,382.00)		3,088.00	3,087.98			0.02	100.00%	100.00%
04071	Guidance Services MS	45,276.00	45,276.00		(99.00)		45,177.00	45,177.00			0.00	100.00%	100.00%
04101	Sped Services MS	168,174.00	168,174.00		122,521.00		168,174.00	168,173.90			0.10	100.00%	100.00%
04102	Sped Outside Placement MS	74,602.00	74,602.00		(1,624.00)		197,122.56	197,122.56			0.44	100.00%	100.00%
04301	Instructional Services MS	12,779.00	12,779.00		(3,901.00)		11,155.00	11,155.18			(0.18)	100.00%	100.00%
04304	BLDG Admin MS	4,422.00	4,422.00		(420.00)		521.00	521.00			0.00	100.00%	100.00%
04432	Health Services MS	800.00	800.00		(1,943.00)		380.00	380.10			(0.10)	100.03%	100.03%
05011	English HS	288,789.00	288,789.00		(1,943.00)		286,846.00	286,845.81			0.19	100.00%	100.00%
05012	Reading HS	0.00	0.00				0.00				0.00	#DIV/0!	#DIV/0!
05013	Foreign Language HS	207,683.00	207,683.00		(2,388.00)		205,295.00	205,295.50			(0.50)	100.00%	100.00%
05021	Mathematics HS	310,794.00	310,794.00		(16,654.00)		294,140.00	294,139.91			0.09	100.00%	100.00%
05022	Science HS	305,387.00	305,387.00		4,699.00		310,086.00	310,085.71			0.29	100.00%	100.00%
05023	Social Studies HS	252,579.00	252,579.00		(2,711.00)		249,868.00	249,867.83			0.17	100.00%	100.00%
05031	Art HS	102,663.00	102,663.00		(4,071.00)		98,592.00	98,592.17			(0.17)	100.00%	100.00%
05032	Music HS	75,255.00	75,255.00		(5,929.00)		69,326.00	69,326.11			(0.11)	100.00%	100.00%
05041	Physical Education HS	128,614.00	128,614.00		(4,200.00)		124,414.00	124,413.58			0.42	100.00%	100.00%
05051	Business Education HS	97,696.00	97,696.00		(990.00)		96,706.00	96,706.40			(0.40)	100.00%	100.00%
05052	Home economics HS	41,818.00	41,818.00		(2,835.00)		38,983.00	38,983.03			(0.03)	100.00%	100.00%
05053	Industrial Technology HS	67,968.00	67,968.00		(184.00)		67,784.00	67,784.11			(0.11)	100.00%	100.00%
05061	Library Services HS	2,571.00	2,571.00		49.00		2,620.00	2,619.52			0.48	99.98%	99.98%

Town of Georgetown, Massachusetts													app2009
General Fund Appropriations, Expenditures													
For the Fiscal Year Ended													
June 30, 2009													
FY 09 BUDGET AS OF JUNE 30, 2009													
Acct #	Account Name	Proposed Budget	Total Appropriation	STM	Transfers In/(Out)	Adjustment Indirect Costs	Revised Budget	Amount Expended	Encumbrances	Unexpended	Percent Expended		
05062	Media Services HS	4,470.00	4,470.00		(1,391.00)		3,079.00	3,078.99		0.01	100.00%		
05071	Guidance Services HS	70,161.00	70,161.00		(1,770.00)		68,391.00	68,390.63		0.37	100.00%		
05101	Sped Services HS	264,619.00	264,619.00		34,944.00		299,563.00	299,563.14		(0.14)	100.00%		
05102	Sped Outside Placement HS	537,890.00	537,890.00		(24,689.00)		513,201.00	513,200.67		0.33	100.00%		
05301	Instructional Support HS	18,775.00	18,775.00		(3,558.00)		15,217.00	15,216.97		0.03	100.00%		
05304	BLDG Admin HS	12,083.00	12,083.00		(2,778.00)		9,305.00	9,305.12		(0.12)	100.00%		
05432	Health Services	793.00	793.00		(90.00)		703.00	702.93		0.07	99.99%		
05503	Student Activities	1,670.00	1,670.00		(940.00)		730.00	729.75		0.25	99.97%		
05432	Health Services HS	0.00	0.00				0.00	0.00		0.00	#DIV/0!		
06064	Computer Support MHS	84,719.00	84,719.00		(7,866.00)		76,853.00	76,852.80		0.20	100.00%		
06061	Library Services MHS	32,904.00	32,904.00				32,904.00	32,904.06		(0.06)	100.00%		
06062	Media Services MHS	35,284.00	35,284.00		(2,162.00)		33,122.00	33,121.56		0.44	100.00%		
06071	Guidance Services MHS	176,565.00	176,565.00		(7,456.00)		169,109.00	169,109.30		(0.30)	100.00%		
06101	Special Education MHS	181,773.00	181,773.00		(26,199.00)		155,574.00	155,573.98		0.02	100.00%		
06104	English Lang Lerner MHS	0.00	0.00				0.00	0.00		0.00	#DIV/0!		
06105	Academic Tutoring MHS	6,750.00	6,750.00		(1,480.00)		5,270.00	5,270.00		0.00	100.00%		
06302	Substitutes MHS	54,566.00	54,566.00		(27,473.00)		27,093.00	27,093.23		(0.23)	100.00%		
06304	Bldg Admin MHS	351,488.00	351,488.00		11,581.00		363,069.00	363,069.16		(0.16)	100.00%		
06432	Health Services MHS	32,695.00	32,695.00		11,073.00		43,768.00	43,767.88		0.12	100.00%		
06433	Transportation MHS	0.00	0.00		1,063.00		1,063.00	1,063.23		(0.23)	100.02%		
06434	Lunch Recess MHS	0.00	0.00				0.00	0.00		0.00	#DIV/0!		
06501	Interscholastic Athletics MHS	0.00	0.00				0.00	0.00		0.00	#DIV/0!		
06503	Student Activities MHS	10,497.00	10,497.00				10,497.00	10,497.00		0.00	100.00%		
06601	Facilities OPS MHS	331,016.00	331,016.00		(11,434.00)		319,582.00	319,582.18		(0.18)	100.00%		
06602	Maintenance MHS	42,360.00	42,360.00		678.00		43,038.00	43,037.69		0.31	100.00%		
	Total School Fund	10,982,372.00	10,982,372.00	0.00	1.00	0.00	10,982,373.00	10,982,371.85	0.00	1.15	100.00%		
	Water Department Expenses:												
74501	Salaries & Wages	454,254.00	454,254.00		10,524.00		464,778.00	444,189.74		20,588.26	95.57%		
74502	Expenses & Rent	328,090.00	328,090.00		10,500.00		338,590.00	334,075.21		4,514.79	98.67%		
74503	Water Department Direct Costs	212,387.00	212,387.00				212,387.00	212,387.28		(0.28)	100.00%		
74504	Water Treatment Plant Principal	25,453.00	25,453.00				72,217.00	73,252.48		(1,035.48)	101.43%		
74505	Water Treatment Plant Interest	73,253.00	73,253.00				25,390.00	27,796.03		(2,406.03)	109.48%		
74506	Operating Reserve Fund	25,000.00	25,000.00		(21,024.00)		3,976.00	3,976.00		0.00	0.00%		
74509	Water Transmission Loop Interest	16,402.00	16,402.00				16,402.00	16,401.26		0.74	100.00%		
74511	Water Transmission Loop Principal	20,000.00	20,000.00				20,000.00	20,000.00		0.00	100.00%		
745011	Treatment Plant Admin Fees	4,844.00	4,844.00				4,844.00	4,844.00		0.00	0.00%		
	Total Water Department Expenses	1,159,683.00	1,159,683.00				1,158,584.00	1,128,102.00	0.00	30,482.00	97.37%		
	Total Water Fund & Special Articles	1,159,683.00	1,159,683.00	0.00	0.00	0.00	1,158,584.00	1,128,102.00	0.00	30,482.00	97.37%		
	Grand Total	11,464,563.00	11,464,563.00	(82,723.80)	0.50	0.00	11,380,740.70	11,032,282.43	0.00	348,458.27	96.94%		
	Grand Total Of ATM -General Water	11,464,563.00	11,464,563.00	(82,723.80)	0.50	-	11,380,740.70	11,032,282.43	-	348,458.27	97%		

Account	Description	July	August	September	October	November	December	January	February	March	April	May	June	Total
#5 Fees														
1-43197	Access Fee - Cable TV													
1-43198	License Fees - Cable TV													
1-43199	Franchise Fee - Cable TV	1,400.00	675.00	1,230.00	2,610.54	2,130.00	1,640.00	1,079.45	325.00	655.00	930.00	1,015.00	2,290.00	15,980.00
1-43200	Coll Demand Fee													
1-43201	Appeals Board Filing Fees	2,674.36	2,166.00	1,217.00	1,930.00	1,990.00	6,317.00	5,307.00	1,172.00	1,650.00	1,260.00	3,415.00	2,855.00	31,953.36
1-43202	BOH Fee													
1-43203	Conservation Filing Fees	375.00	175.00	650.00	475.00	350.00	475.00	1,675.00	1,100.00	1,150.00	1,360.00	800.00	1,175.00	9,760.00
1-43204	MLC's	590.00	200.00	300.00	35.60	250.00	250.00	550.00	45.00	45.00	100.00	100.00	150.00	2,220.60
1-43205	Planning Bd Fees	5,039.36	3,216.00	3,397.00	5,951.14	4,470.00	8,682.00	8,611.46	2,642.00	3,455.00	3,550.00	5,330.00	6,470.00	59,913.96
	Total Fees													
1-43602	Rental Income	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	6,666.66	3,333.33	3,333.33	3,333.33	3,333.33	-	36,666.63
	Total Rentals	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	6,666.66	3,333.33	3,333.33	3,333.33	3,333.33	-	36,666.63
#7 Other Dept Revenues														
1-43206	Town Clerk Fees	230.00	275.00	275.00	10.05	100.00		10.00	125.00	200.00	300.00	200.00	550.00	1,980.00
1-43208	Animal Control Fees	150.00	192.00						25.00		10.00			387.00
1-43209	SEL Filing Fees												150.00	150.00
1-43210	Treasurer's Fees	170.00				88.25			107.00	10,000.00	202.00			10,567.25
1-43700	Other Dept Revenue	193.60	395.40	163.25	80.80	124.00	237.75	16.00	372.00	75.00	41.00		226.75	1,923.55
1-43702	Police X Duty	33.00	75.00	52.00		59.00	32.00	59.00	75.00	59.00	89.00		87.00	620.00
1-43703	Police Accident Report	366.00	375.00	444.00	454.00	383.00	267.00	296.00	268.00	318.05	350.00	315.00	392.00	4,228.05
1-43706	COA Yoga Revenue	592.60	1,395.40	1,126.25	534.80	754.25	536.75	381.00	972.00	10,652.05	903.00	604.00	1,405.75	19,857.85
	Total Other Dept	637.00	440.15	702.90	10.05	639.55	671.50	16.80	634.45	4,672.30	3,424.55	1,772.00	1,245.35	14,866.60
#8 Licenses and Permits														
1-43704	Town Clerk Receipts					4,400.00	1,100.00	900.00						6,400.00
1-44101	Alcoholic beverage lic					925.00	375.00	250.00		25.00				1,575.00
1-4416	Selectmen Business Lic	8,285.50	3,809.00	2,483.00	3,769.00	1,747.00	651.00	1,127.00	1,112.00	2,341.00	7,767.00	6,388.00	6,739.00	46,218.50
1-4471	Bldg Insp Permits	400.00	1,788.00	1,395.00	1,310.00	500.00	3,406.00	1,330.00	1,272.00	3,660.00	3,230.00	720.00	300.00	18,305.00
1-4472	Fire Dept Permits	888.00	1,180.00	710.00	1,926.00	1,032.00	282.00	639.00	400.00	671.00	1,039.00	1,203.00	961.00	10,951.00
1-4473	Gas/Plumb Permits	162.50	112.50	300.00		175.00	225.00	175.00	275.00			125.00	150.00	1,700.00
1-4475	Police Dept Permits	18.00	6.00	30.00	33.00	3.00	3.00				9.00	15.00		117.00
1-4476	Selectmen Permits	1,267.00	1,647.00	1,720.00	1,720.00	1,032.00	999.00	656.00	752.00	600.00	1,075.00	2,224.00	1,803.00	15,495.00
1-4477	Wire Ins Permits	11,658.00	7,982.65	7,340.90	8,768.05	10,453.55	7,706.50	5,113.80	4,445.45	11,969.30	16,544.55	12,447.00	11,198.35	115,628.10
	Total Licenses & Permits	1,730.00	2,840.00	1,025.00	1,630.00	1,550.00	175.00	2,045.00	1,745.00	1,262.00	1,165.00	860.00	2,010.00	18,037.00
#9 Fines & Forfeits														
1-48701	Court Fines	165.00	80.00	30.00	75.00	125.00	30.40	60.00	45.00	45.00	75.00	100.00		815.00
1-48702	Peabody Library Fines	8,770.00	6,560.00	8,045.00	8,610.00	6,865.00	7,862.50	6,175.00	5,462.50	4,275.00	6,272.50	5,195.00	3,750.00	77,842.50
1-48703	Parking Clerk Fines													
1-48704	Registry Moving Violations													
1-48705	Conservation Comm Fines	10,665.00	10,080.00	9,100.00	10,315.00	8,540.00	8,082.90	8,280.00	7,252.50	5,551.60	7,512.50	6,155.00	5,760.00	97,294.50
	Total Fines & Forfeits	20,761.42	23,060.36	20,957.85	15,799.36	23,894.18	17,264.04	14,455.11	14,385.05	15,558.25	14,882.54	4,967.30	3,497.22	189,482.68
#10 Investment Income														
1-4830	Interest Income	20,761.42	23,060.36	20,957.85	15,799.36	23,894.18	17,264.04	14,455.11	14,385.05	15,558.25	14,882.54	4,967.30	3,497.22	189,482.68
	Total Investment	20,761.42	23,060.36	20,957.85	15,799.36	23,894.18	17,264.04	14,455.11	14,385.05	15,558.25	14,882.54	4,967.30	3,497.22	189,482.68
#11 Elec Dept Benefits & Debt														
1-49521	Liability Ins											24,663.00		24,663.00
1-49522	Workmens Comp Ins											4,762.00		4,762.00

Account	Description	July	August	September	October	November	December	January	February	March	April	May	June	Total
1-49523	Retirement											108,900.52		108,900.52
1-49525	Health Ins											121,638.92		121,638.92
1-49526	Dental Ins											6,864.94		6,864.94
1-49527	Life Ins											267.30		267.30
1-49528	Medicare Ins											7,332.43		7,332.43
1-49531	Bond Principal		95,000.00				80,000.00						15,840.00	175,000.00
1-49532	Bond Interest		4,275.00				17,040.00		2,161.25					39,316.25
1-49535	Acctg & Finance Service						97,040.00		2,161.25			274,429.11	15,840.00	488,745.36
	Total Fees		99,275.00				97,040.00		2,161.25			274,429.11	15,840.00	488,745.36

#12 Misc Receipts														
1-4498	Excess Tonnage													
1-4699	Misc revenue from MA											732.00		2,269.17
1-4889	Tax Coll Estimated Receipts											879.00		14,486.92
1-4890	Misc Receipts	363.98	889.81	72.75	836.36	1,464.42	(0.55)	1.00	124.00	472.43	427.68			
1-4894	Cancelled Pmts Prior Yr													
1-4895	Returned Check Revenue	175.00	100.00	125.00	275.00	125.00	100.00	75.00	225.00	75.00	25.00	150.00	100.00	1,550.00
1-4897	Non-recurring Misc Rev													343.00
1-4902	Surplus Equipment													
	Total Misc Receipts	538.98	989.81	1,034.11	10,296.47	2,061.16	99.45	76.00	349.00	890.43	452.68	1,761.00	100.00	18,649.09

#13 Non Recurring Income														
1-4897	Non Recurring Misc Income													
	Total													

#14 Misc Medicaid Reim														
1-4899	Medicaid Reimbursement													
	Total													

#15 State Aid														
1-4612	Abatements to Veterans													
1-4615	Abatements to Elderly													
1-4618	Police Career Incentives	2,424.00					6,024.00							
1-4623	Veterans Benefits													
1-4625	Local Aid													
1-4626	Highway Fund													
1-4627	Lottery													
1-4629	Retiree Subsidy		33,620.48											
1-4642	School Aid Chapter 70													
1-4643	FY09 ARRA Grant													
1-4647	School Transportation													
1-4648	School Choice Receiving													
1-4680	Const of School Proj													
1-4699	State Owned Land													
	Total Revenue From MA	2,424.00	33,620.48	1,335,117.37	457.37	216,550.00	1,455,988.00	-	-	1,388,723.00	11,813.00	50,535.31	1,417,983.00	5,892,754.16

Proof														
	Total	55,012.69	182,953.03	1,381,406.81	54,098.15	283,215.08	1,575,399.64	53,603.54	35,540.58	1,440,132.96	71,024.84	359,582.05	1,466,654.96	6,958,604.33
	Taxes	2,466,744.87	666,035.51	199,059.81	1,186,407.21	1,828,678.23	230,089.47	956,531.13	2,309,427.75	339,065.52	3,874,413.84	556,177.96	389,951.67	
	Total Revenue	2,521,757.56	848,988.54	1,580,466.62	1,240,505.36	2,111,893.31	1,805,489.11	1,010,134.67	2,344,968.33	1,779,198.48	3,945,440.68	915,740.01	1,856,606.63	21,961,189.30
														1,526,997.58
														23,488,186.88

Town of Georgetown
 Expected to Actual Revenues
 For the Fiscal Year Ended
 June 30, 2009

JUNE 30, 2009

Line #	Account Name	Projected Revenues	Received To Date	Balance	Percent Received
1	Real Estate & Personal Property Taxes	12,521,427.15	12,361,794.32	159,632.83	99%
2	Motor Vehicles & Other Excise Taxes	1,142,845.00	1,156,570.44	(13,725.44)	101%
3	Penalties & Interest on Taxes	40,000.00	93,312.86	(53,312.86)	233%
4	Payment in Lieu of Taxes	50,500.00	52,187.99	(1,687.99)	103%
5	Fees	88,000.00	59,913.96	28,086.04	68%
6	Rentals	40,000.00	36,666.63	3,333.37	92%
7	Other Dept Revenues	10,000.00	19,857.85	(9,857.85)	199%
8	Licenses & Permits	120,000.00	115,628.10	4,371.90	96%
9	Fines & Forfeits	75,000.00	97,294.50	(22,294.50)	130%
10	Investment Income	150,000.00	189,482.68	(39,482.68)	126%
11	Elect. Dept. - Benefits & Debt Service	505,000.00	488,745.36	16,254.64	97%
12	Miscellaneous Receipts	10,000.00	18,649.09	(8,649.09)	186%
13	Non Recurring Miscellaneous Receipts	0.00	0.00	0.00	#DIV/0!
14	Misc Medicaid Reimbursement	64,684.00	39,612.00	25,072.00	61%
15	State Aid/FY09 American Recovery&Reinvestment Act Grant	5,944,935.00	5,892,754.16	52,180.84	99%
16	Totals	20,762,391.15	20,622,469.94	139,921.21	99%
17					
18	Other General Fund Revenue:				
19	Roll Back Taxes			0.00	#DIV/0!
20	Tax Titles Redeemed		141,844.09	(141,844.09)	#DIV/0!
21	Foreclosure		64,500.00		
22	Transfers From Stabilization		50,000.00	(50,000.00)	#DIV/0!
	Transfers From MSBA Grant	848,902.00	848,902.00	0.00	
23	Transfers From Other Funds (Water & Septic Betterment)	233,473.00	233,473.28	(0.28)	100%
24	Total General Fund	21,844,766.15	21,961,189.31	(51,923.16)	101%
25					
26					
27	Other Revenue:				
28	Water User Charges	928,200.00	1,454,748.87	(526,548.87)	157%
29	Water Connection Fees	100,000.00	41,544.44	58,455.56	42%
30	Water Other Revenue	31,724.00	25,024.68	6,699.32	79%
31	Water Investment Income	36,405.00	5,679.59	30,725.41	16%
32	Total Water Department Revenue	1,096,329.00	1,526,997.58	(430,668.58)	139%
33					
34	School Lunch Aid			0.00	
35	Public Libraries			0.00	
36					
37	Total Revenue	22,941,095.15	23,488,186.89	(482,591.74)	102.38%

FISCAL YEAR 2010 APPOINTMENTS

TOWN OF GEORGETOWN ELECTED OFFICIALS, APPOINTED OFFICIALS & DEPARTMENT HEADS

ASSESSORS	ELECTED	EXPIRES
John Enos	5/12/2008	5/2011
David A. Bogdan	5/11/2009	5/2012
Thomas Berube	5/14/2007	5/2010

Accountant See: TOWN ACCOUNTANT

ADA Coordinator	Date Appointed	Term Expires
Michael Farrell, Interim Town Administrator	8/24/2009	12/31/2009

Affordable Housing Task Force		
Barbara Hart	6/18/2007	6/30/2010
Paul Nelson	7/13/2009	6/30/2012
Lawrence Brennan	7/13/2009	6/30/2012
Virginia Adams	3/31/2008	6/30/2010
Shawn McGee	8/3/2009	6/30/2010

Affordable Housing Trustees		
Barbara Hart, Chair AHTF	9/28/2009	6/30/2010
Timothy J. Gerraughty	9/28/2009	6/30/2010
Charles M. Waters	9/28/2009	6/30/2011
C. David Surface	9/28/2009	6/30/2011
Philip Trapani	9/28/2009	6/30/2011

Animal Control Officer See: POLICE DEPARTMENT, Animal Control Officer

Animal Inspector See: BOARD OF HEALTH, Animal Inspector

BOARD OF HEALTH	Date Appointed	Term Expires
Board of Health Members		
Christopher Rich	6/29/2009	6/30/2012
Joseph Wurzel	6/18/2007	6/30/2010
Joseph Crane	6/23/2008	6/30/2011

Animal Inspector (Nomination by Board of Health & Approval by State)		
Holly Willard	4/9/09	4/30/2010

Health Director/Agent

Deborah Rogers (Appointment by Board of Health, Employ Commenced on 12/27/2001) 6/20/2010

Health Inspector

Virginia Bacon (Appointment by Board of Health, Employ Commenced on 1/8/2001) 6/20/2010

Board of Health Nurse

Judy Anderson Contracted through Board of Health

Board of Registrars See: "Registrar of Voters"

BOARD OF SELECTMEN

Elected Officials	ELECTED	EXPIRES
Philip J. Trapani	5/14/2007	5/2010
Evan O'Reilly, Clerk	5/12/2008	5/2011
Gary C. Fowler	5/11/2009	5/2011
Stephen Smith	5/11/2009	5/2012
C. David Surface	5/11/2009	5/2012
Town Administrator	Date Appointed	
Michael Farrell, Interim	7/13/2009	12/31/2009

BUILDING INSPECTION	Date Appointed	Term Expires
Inspector of Buildings		
John Q. Caldwell	3/9/2009	3/31/2010
Alternate Inspectors of Buildings		
Glen Clohecy	3/9/2009	3/31/2010
David F. Lovering	3/9/2009	3/31/2010
Gas/Plumbing Inspector (Appointment by Building Inspector)		
William Gianacoples	3/9/2009	3/31/2010
Alternate Gas/Plumbing Inspector		
Stanley Kulacz	3/9/2009	3/31/2010
Wire Inspector		
Mark Unger, Sr.	3/9/2009	3/31/2010
Alternate Wire Inspectors		
Robert Brown	3/9/2009	3/31/2010
Charles Gansenberg	3/9/2009	3/31/2010

Cable TV Manager/Coordinator (hired July 2, 2007)

Janet Morrissey

Cable TV Content/Coordinator (hired July 2, 2007)

Charles Mendez

Cable TV Advisory Committee	Date Appointed	Term Expires
Stuart Egenberg	6/29/2009	6/30/2010
Stephen Melofsky	6/29/2009	6/30/2010
Charles Davis	6/29/2009	6/30/2010
Carl Fischer	9/28/2009	6/30/2010
Vacant		

**Camp Denison Committee See: CONSERVATION COMMISSION,
Sub-Committees, Camp Denison**

Capital Improvement Planning Committee (7 Member Board, 3-Year Appointments)
(Art. 5, STM 9/30/96, replaced by Art. 6, STM 10/27/97)

Date Appointed	Term Expires
1-Finance & Advisory Board Member (Appointed by the Finance & Advisory Board)	
(Fin Com)	6/30/2010

6 Citizens of the Town of Georgetown Date Appointed Term Expires

2-Board of Selectmen Appointments

James Dan Tollman	10/2/2006	6/30/2009
Donald Cudmore	9/10/2007	6/30/2010

1-Finance & Advisory Board Appointment

Raymond Snyder	7/12/2007	6/30/2010
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1-Moderator Appointment

Edward Dobie (filling an unexpired term)		6/30/2006
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1-Planning Board Appointment

Mike Howard	10/10/2007	6/30/2010
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1-School Committee Appointment

Raymond J. McManus	10/15/2008	6/30/2010
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Ex-Officio Members

Michael Farrell, Interim Town Administrator	For Duration of Employment
Wayne Snow, Light Department Manager	For Duration of Employment
Terry Wiggin, School Business Manager	For Duration of Employment

Cemeteries See: VETERAN'S, Cemeteries

Commission for Equal Access Date Appointed Term Expires

*Appointment Requirements under MGL Ch 40, Sec. 8J & Art. 43 of 5-24-93 ATM
(7 Member Commission, 3-Year Staggered Appointments)*

Vacant (disabled)

Vacant (appointed town member)

Vacant (disabled family member)

Vacant (resident)

Vacant (disabled family member)

Vacant (disabled)

Vacant (disabled)

CONSERVATION COMMISSION

Conservation Agent Steven Przyjemski Hired 4/11/2005

Conservation Commission Members Date Appointed Term Expires

John Bell	7/13/2009	6/30/2012
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Carl Shreder	7/13/2009	6/30/2012
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Michael Birmingham	6/18/2007	6/30/2010
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Paul Nelson	6/18/2007	6/30/2010
Thomas Howland	6/18/2007	6/30/2010
John J. Lopez	6/23/2008	6/30/2011
Charles Waters	6/23/2008	6/30/2011

Community Preservation Committee (3 year appointment)

Harry LaCortiglia (Planning Board Appointment)	6/11/2008	6/30/2010
James DiMento (Park & Rec. Appointment)		6/30/2009
Richard E. Talbot (Open Space Appointment)	6/14/2008	6/30/2009
Carl Shreder (ConCom Appointment)	6/26/2008	6/30/2011
Elizabeth Davidson (Housing Authority)	6/11/2008	6/30/2009
Vacant (Affordable Housing Task Force Appointment)	3/16/2004	6/30/2007
Ida Wye (Historical Commission)	7/18/2006	6/30/2009

Conservation Sub-Committees (Appointments by Conservation Commission)

Camp Denison Committee	Date Appointed	Term Expires
Robert Gorton	6/25/2009	6/30/2010
Robert N. Morehouse	6/15/2006	6/30/2008
Keith Reardon	8/4/2008	6/30/2009
Robert J. Apprich	8/7/2008	6/30/2009
Cliff Petersohn	6/25/2009	6/30/2010

Hampshire Woods Stewardship Committee

Daniel Dineen	6/26/2008	6/30/2009
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Open Space Committee	Date Appointed	Term Expires
Charles E. Blanchard	6/26/2008	6/30/2011
Christine E. Comisky	11/15/2007	6/30/2009
Harry D. LaCortiglia	6/25/2009	6/30/2012
Laura Repplier	6/26/2008	6/30/2011
Richard E. Talbot	6/25/2009	6/30/2012
Peter Burns	7/12/2007	6/30/2010
Laurie Bryce	6/26/2008	6/30/2011

Pentucket Pond Committee

William Dudley	6/26/2008	6/30/2009
Eric Waybright	6/26/2008	6/30/2009
Elizabeth Rose	6/26/2008	6/30/2009

Stewardship Program for the Conservation Land Off of Old Jacobs Rd.

Stewardship Committee for the Conservation Land off of Bailey Lane

Kelly Ferretti	10/6/2005	10/31/2008
Nicole Gagne	10/6/2005	10/31/2008
Jim Gagne	10/6/2005	10/31/2008
Jane E. Gagne	10/6/2005	10/31/2008

Stewardship Committee for the Conservation Land off Littles Hill

Elizabeth Tollman	4/5/2007	6/30/2009
Laurie Bryce	4/5/2007	6/30/2009
John Giarratana	4/5/2007	6/30/2009

George Dow 7/10/2008 6/30/2009

COUNCIL ON AGING

Council on Aging Members	Date Appointed	Term Expires
Marian Jordan	6/18/2007	6/30/2010
Claire Maimone	6/23/2008	6/30/2011
Chandler H. Noyes (unexpired term)	11/3/2008	6/30/2011
Virginia Ryder	6/23/2008	6/30/2011
Cynthia Tardif	8/3/2009	6/30/2010
Diane Prescott	6/18/2007	6/30/2010
Corona M. Magner	6/30/2008	6/30/2011
Barbara H. Miller	6/29/2009	6/30/2012
Esther Palardy	9/14/2009	6/30/2012

Alternate Members	Date Appointed	Term Expires
Jeannine E. DesJardins	9/28/2009	6/30/2010
Vacant		
Vacant		

COA Director: (Hired by BoS 4/23/2007)
 Colleen Ranshaw-Fiorello for duration of employment

Cultural Council	Original Appt Date	Appointed	Term Expires
	(do not change original appt. date-6 year limits)		
Nora Cannon	10/9/2007	10/9/2007	6/30/2010
Katharine Hanlon	6/26/2006	6/29/2009	6/30/2012
Susan Madigan	6/26/2006	11/10/2003	12/01/2009
Faith Adams Johnson	10/9/2007	10/9/2007	6/30/2010
Lou Ann Graffam	4/3/2006	6/29/2009	6/30/2012
Patricia Durkee	9/5/2008		6/30/2011
Vacant			

Emergency Management Director	Date Appointed	Term Expires
James Mulligan, Police Chief	6/29/2009	6/30/2010
Assistant Director		
Albert Beardsley, Fire Chief	6/29/2009	6/30/2010
Thomas E. Dejoy	6/29/2009	6/30/2010
Emergency Management Team		
Peter Durkee, Highway	6/29/2009	6/30/2010
Deborah Rogers, Health Agent	6/29/2009	6/30/2010
Alfred DePietro, Citizen	6/29/2009	6/30/2010

Emergency Response Coordinator (for Northern Essex Regional EPC)
 James Mulligan, Police Chief 4/13/2009

Economic Development (6 members consisting of 3 local business & 3 residents)
 Ted Kottcamp 10/6/2008 6/30/2010

Vacant		
James Lacey, Georgetown Alliance	10/6/2008	6/30/2010
Derek M. Olsen	6/29/2009	6/30/2010
Tillie Evangelista, Planning Board	6/29/2009	6/30/2010
Nick Cracknell, Town Planner	10/6/2008	6/30/2010
Paul Pagliarullo	6/29/2009	6/30/2010

Energy Committee

Wayne Snow, Light Department	6/29/2009	6/30/2010
Reginald Tardif, FinCom	6/29/2009	6/30/2010
Terry Wiggin, School Business Manager	6/29/2009	6/30/2010
Evan O'Reilly	6/29/2009	6/30/2010

Ethics Commission Liaison

Michael Farrell	9/28/2009	for duration of employment
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Federal Emergency Management Association (FEMA)

Assitant Director

Albert Beardsley, Fire Chief	6/29/2009	6/30/2010
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Team Member

Thomas Dejoy	6/29/2009	6/30/2010
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Fence Viewers

Vacant

Date Appointed

Term Expires

Finance & Advisory Board

(Appointments by Town Moderator)

	Date Appointed	Term Expires
Reginald Tardif	6/21/2008	6/30/2011
James Lacey	6/8/2007	6/30/2010
Andrew Belliveau	6/13/2009	6/30/2012
Robin O'Malley	6/8/2007	6/30/2010
John Bonazoli	6/21/2008	6/30/2011
Marybeth Foster	9/5/2009	6/30/2010
Vacant		6/30/2009
Vacant		6/30/2011
Vacant		6/30/2009

FINANCE DIRECTOR

Acting Finance Director

Michael Farrell, Interim Town Administrator	8/24/2009	12/31/2009
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FIRE DEPARTMENT

Fire Chief (November 1, 2008 start date)

Albert B. Beardsley, Fire Chief	11/1/2008	11/1/2011
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Hazardous Materials Coordinator

Andrew Herendeen

Date Appointed

6/29/2009

Term Expires

6/30/2010

Forest Warden	Date Appointed	Term Expires
Albert Beardsley	6/29/2009	6/30/2010

Harbormaster See: POLICE DEPARTMENT, Harbormaster

Hazardous Materials Coordinator See; FIRE DEPARTMENT, Hazardous Materials Coordinator

HIGHWAY DEPARTMENT

Highway Surveyor	ELECTED	EXPIRES
Peter J. Durkee, Superintendent	5/14/2007	5/2010

Historical Commission	Date Appointed	<small>(3-Year term)</small>	Expires
George Perkins	6/29/2009		6/30/2012
Vacant			6/30/2010
Joseph Knapp	6/18/2007		6/30/2010
Ida Wye	6/18/2007		6/30/2010
Edward Desjardins	6/29/2009		6/30/2012
Thomas F. Mahlstedt	6/29/2009		6/30/2012
Karen D. Christiansen	7/28/2008		6/30/2011

Associate Member		
James D. Davenport	9/15/2008	6/30/2009

HOUSING AUTHORITY	ELECTED	EXPIRES
Edward F. Kiley (State Appointment)	5/1/2008	4/30/2011
Elizabeth Davidson (unexpired term)	5/11/2009	5/2011
Martha Robertson (Vice Chairman)	5/14/2007	5/2012
Bertha Foster (Vice Treasurer)	5/12/2008	5/2011
Kay Ogden (unexpired term) joint appointment	6/29/2009	5/2010

Insect Pest Control Superintendent	Date Appointed	Term Expires
Deborah Rogers	6/18/2007	6/30/2010

LIGHT DEPARTMENT

Department Head
Wayne Snow, Manager

Elected Officials	Light Commissioners	ELECTED	EXPIRES
	Vacant	5/12/2008	5/2011
	Peter D. Dion	5/11/2009	5/2012
	Scott Edwards	5/14/2007	5/2010

Library Building Commmittee See: PEABODY LIBRARY, Library Building Committee

Master Plan Committee See: PLANNING BOARD, Sub-Committees, Master Plan Committee

Memorial Day Committee 2001 Date Appointed Term Expires
American Legion #211

V.F.W. #7608

Merrimack Valley Planning Commission (Planning Board Member)

Nick Cracknell, Town Planner 12/1/2008 6/30/2009
Alternate
Tillie Evangelista

MODERATOR ELECTED EXPIRES
Beverly Enos 5/14/2007 5/2010

North East Mosquito Control Date Appointed Term Expires

(Designated Liaisons by Board of Selectmen on 5/26/99)

Mosquito Larviciding and Spraying
Deborah Rogers 6/29/2009 6/30/2010

Water Management Activities
Vacant

Open Space Committee See: CONSERVATION COMMITTEE, Sub-Committees, Open Space Committee

Park & Recreation Commission Date Appointed Term Expires

Richard M. Aberman 6/29/2009 6/30/2010
James DiMento, Chair 6/29/2009 6/30/2010
Elizabeth Wade 6/29/2009 6/30/2010
Peter Durkee 6/29/2009 6/30/2010
Steve Ziolkowski 6/29/2009 6/30/2010
David Schauer 6/29/2009 6/30/2010
Vacant

PEABODY LIBRARY

Elected Trustees(no paperwork) ELECTED EXPIRES

Thomas F. Falzareno 5/14/2007 5/2010
Susan L. Clohecy 5/14/2007 5/2010
Mary Saunders 5/12/2008 5/2011
Michelle Brock 5/12/2005 5/2011
Walter Chris Laut 5/11/2009 5/2012
Carol Esposito 5/11/2009 5/2012

Personnel Board Date Appointed Term Expires

(Joint Appointment by Board of Selectmen, Finance & Advisory Board, & Town Moderator)

Christopher Rich 11/6/2007 6/30/2010
Deb Rogers (Town Employee) 11/6/2007 6/30/2010

Robin O'Malley (FinCom Member)	6/17/2009	6/30/2012
Anne Blythe	6/17/2009	6/30/2012
Vacant		

Personnel Director	Date Appointed	Term Expires
Michael Farrell, Interim	7/2009	duration of employment

PLANNING

Town Planner (Hired by Planning Board on 6/9/2008)
Nicholas Cracknell

Planning Board Committee Members	ELECTED	EXPIRES
Christopher Rich	5/12/2008	5/2013
Hugh Carter	5/8/2006	5/2010
Timothy Howard	5/11/2009	5/2014
Harry LaCortiglia	5/8/2006	5/9/2011
Matilda Evangelista	5/14/2007	5/2012

Planning Board Alternate Member	Expires
Vacant	

Planning Board Sub-Committees		
Master Plan Committee	Date Appointed	Term Expires

MVPC/Regional Brownfields Advisory Committee
Vacant

POLICE DEPARTMENT

Police Chief		
James Mulligan		Hired 4/1/2003

Lieutenant	Date Appointed	Term Expires
David F. Thomson	6/29/2009	6/30/2012
Donald C. Cudmore	6/29/2009	6/30/2012

Sergeant	Date Appointed	Term Expires
David Armstrong	6/29/2009	6/30/2012
Kevin M. DeFeo	6/29/2009	6/30/2012

Detective Supervisor		
Thomas E. Dejoy	6/29/2009	6/30/2012

Detective		
James Rodden	6/29/2009	6/30/2012

Master Patrolmen		
Michael P. Goddu	6/29/2009	6/30/2012
Scott Hatch	6/29/2009	6/30/2012

Patrolman		
Dennis Sullivan	6/29/2009	6/30/2012
Derek Jones	6/29/2009	6/30/2012

Reserve Officers	Date Appointed	Term Expires
Mark Anderson	6/1/2009	6/30/2010
Eric Cochrane	6/1/2009	6/30/2010
Tyler Dechene	6/1/2009	6/30/2010
Timothy P. McGuire	6/1/2009	6/30/2010
Bonnie Silva	6/1/2009	6/30/2010
Joanne Vallone	6/1/2009	6/30/2010
Neil Turmenne	6/1/2009	6/30/2010
Harold J. Schwartz	6/1/2009	6/30/2010
Dean A. Julien	6/1/2009	6/30/2010
Joanne Ballard	6/1/2009	6/30/2010
Keith Grant	6/1/2009	6/30/2010
Jay Martel	6/1/2009	6/30/2010
Phillip Klibansky	6/1/2009	6/30/2010

Animal Control Officer

Keith D. Deguo 6/29/2009 6/30/2010

Assistant Animal Control Officer

Reed Wilson 6/29/2009 6/30/2010

Constables	Date Appointed	Term Expires
James Mulligan	6/29/2009	6/30/2010
Arthur Murphy, Jr. (3 yr appt)	5/19/2008	6/1/2011

Harbormasters

John Bell (Rock Pond) 6/29/2009 6/30/2010

Carl Shreder (Pentucket Pond) 6/29/2009 6/30/2010

School Crossing Guards	Appointed	Term Expires
Ellen L. Thornton	6/29/2009	6/30/2010
Kenneth Woodbury	6/29/2009	6/30/2010
Charlotte A. Battle	6/29/2009	6/30/2010

Sexual Harassment Grievance Officer

Michael Farrell, Interim Town Administrator 8/24/2009 12/31/2009

SATURN (Statewide Anti-Terrorism Unified Response Network)

James Mulligan, Police Chief 6/29/2009 6/30/2010

Thomas Dejoy 6/29/2009 6/30/2010

Albert Beardsley, Fire Chief 6/29/2009 6/30/2010

Public Weighers	Date Appointed	Term Expires
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Registrar of Voters	Date Appointed	Term Expires
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DEMOCRAT

Robert F. Gorton 7/2/2007 6/30/2010

REPUBLICAN

Virginia Adams	6/29/2009	6/30/2012
Richard Boucher	6/23/2008	6/30/2011
Janice McGrane as Town Clerk	No apt needed by the Board of Selectmen	Tenure

Recreational Path Committee	Date Appointed	Term Expires
Bill Monroe	8/3/2009	6/30/2010
Bill Hastings	8/3/2009	6/30/2010
Jeff Wade	8/3/2009	6/30/2010
Christian Roop	8/3/2009	6/30/2010
Vacant		

SCHOOL DEPARTMENT

Superintendent of Schools (Appointment by School Committee)

Carol Jacobs (July 1, 2007) *no apt needed by the Board of Selectmen

School Committee Elected Officials	ELECTED	EXPIRES
Eric J. Zadina	5/12/2008	5/2011
George Moker	5/12/2008	5/2011
David P. Bjork	5/11/2009	5/2012
Anne Elise Donahue	5/11/2009	5/2012
Anne S. L. Blythe	5/14/2007	5/2010

Crossing Guards See: POLICE DEPARTMENT, School Crossing Guards

Scholarship Committee	Date Appointed	Term Expires
Carol Jacobs	By Virtue of Employment	
Kenneth G. Woodbury	8/10/2009	6/30/2010
Pamela G. McKay	8/10/2009	6/30/2010
Deborah Mulligan	8/10/2009	6/30/2010

Whittier Regional Vocational Technical High School, District Committee Representative

(School Committee Appointment)	Date Appointed	Term Expires
Dr. Jo-Ann Testaverde	2/14/2008	3/31/2011

School Feasibility Committee	Date Appointed	Term Expires
Philip Trapani (Selectmen)	8/24/2009	6/30/2010
Tillie Evangelista (Planning)	12/19/2007	6/30/2008

Sealer of Weights & Measures	Date Appointed	Term Expires
Robert Rose	6/29/2009	6/30/2010

Selectman's Office: See: BOARD OF SELECTMEN and/or TOWN ADMINISTRATOR

Sexual Harassment Grievance Officer See: POLICE DEPARTMENT, "Sexual Harassment"

Stormwater Management Committee (established 5/17/2004)

Deborah Rogers, Health Agent	6/29/2009	6/30/2010
Steven Przyjemski, ConsCom Agent	6/29/2009	6/30/2010
Nick Cracknell, Town Planner	6/29/2009	6/30/2010
Peter Durkee, Highway Surveyor	6/29/2009	6/30/2010
Michael Farrell, Interim Town Administrator	8/24/2009	12/31/2009

TAX COLLECTION

Tax Collector	Date Appointed	(3-year term)	Term Expires
Jacqueline Cuomo	6/23/2008		6/30/2011
Asst. Tax Collector			
A. Elaine Hatch	6/23/2008		6/30/2011

Town Accountant

Mary McMenemy	5/4/2009	5/30/2012
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TOWN ADMINISTRATOR

Date Appointed	Term Expires
Michael Farrell, Interim	7/13/2009
	12/31/2009

TOWN CLERK

ELECTED	EXPIRES
Janice McGrane	5/14/2007
	5/2010

Asst. Town Clerk

(Appointment by Town Clerk)
Kathleen Roche

Date Appointed	Term Expires
5/5/2009	5/6/2010

TOWN COUNSEL

Date Appointed	Term Expires
Kopelman & Paige	

TRAFFIC REVIEW COMMITTEE

Date Appointed	Term Expires
Sharon Freeman	6/29/2009
Peter Durkee, Highway Surveyor	6/29/2009
Michael Caron	6/29/2009
Kevin Defeo, Sgt.	6/29/2009
William Spears	6/29/2009
Deborah Mulligan	6/29/2009
Vacant	6/30/2010

TREASURY

Treasurer/Tax Collector	Date Appointed	(3-year term)	Term Expires
Jacqueline Cuomo	6/23/2008		6/30/2011
Assistant Treasurer			
Pam Rogers	6/23/2008		6/30/2011

Tree Warden

Date Appointed	(3-year term)	Term Expires
Peter Durkee	7/2/2007	6/30/2010

VETERANS'

Veterans' District Representative	Date Appointed	Term Expires
Philip Trapani	6/29/2009	6/30/2010

Veteran's District Agent

Terry Hart

Veterans' Graves Officer	Date Appointed	Term Expires
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Vacant

Assistant Veterans Graves Officer

Vacant

WATER DEPARTMENT

Elected Water Commissioners	ELECTED	EXPIRES
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William P. Ricker	5/11/2009	5/2012
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James Viera	5/12/2008	5/2011
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Reidar W. Bomengen	5/14/2007	5/2010
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Water Superintendent

Glenn Smith hired 8/2/2004

Whittier Regional Vocational Technical High School District Committee Representative**See; SCHOOL DEPARTMENT, Whittier Regional Technical High School****District Committee Representative****ZONING BOARD OF APPEALS**

	Date Appointed	Term Expires
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Matthew Lewis	7/2/2007	6/30/2012
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Jeffrey Moore	8/3/2009	6/30/2011
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Joseph Young	6/30/2008	6/30/2013
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Michael Muller	6/13/2005	6/30/2010
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Paul Shilhan	6/29/2009	6/30/2014
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Alternate Members of Zoning Board of Appeals*(3 Associate Members)*

	Date Appointed	Term Expires
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Scott D. MacDonald	6/29/2009	6/30/2010
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Jon Pingree	8/3/2009	6/30/2010
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Paul F. Taraszuk	6/29/2009	6/30/2010
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**The Board of Assessors Town Report
ANNUAL REPORT 2009**

The Georgetown Assessors' Office would like to acknowledge Thomas Berube (Chairman), Jack Enos (30 year member) and Dave Bogdan (recently re-elected). Members of The Board of Assessors for there tireless work and dedication representing the residents of Georgetown.

The fiscal year 2009 has been a very busy and productive year. The Interim Year Adjustment Report to the Bureau of Local Assessment showed that our real estate values declined slightly overall in this down market. This analysis was based upon all properties sold in 2007. Fiscal year 2010 may prove to be a different story where we will be using 2008 sales data. We are happy to report that the Residential Revaluation will be done in house, saving the town \$24,000. In years past we have hired Vision Appraisal to perform this task, but because of the technical knowledge of the Assessors staff we now can do "In-house" revaluations. This will result in substantial savings for the Town moving forward.

As a direct result of superb efforts by the personnel in the Assessor's office we are pleased to report that approximately \$30,000 in FY09 Assessor's expenses and \$40,000 in additional tax revenue from "Owner Unknown" properties will contribute an estimated \$70,000 to Free Cash to help address the ongoing liabilities.

The Fiscal Year 2009 tax rate as certified by the Department of Revenue is \$9.98. New Growth was calculated at \$151,642.00. Below is a table with the parcel counts, values and taxes distributed by their tax classification.

Tax Classification by class	# Parcels	Total Value by Class	Tax Rate	Tax
Residential	2933	1,141,302,390	9.98	11,390,197.85
Commercial	76	45,938,800	9.98	458,469.22
Industrial	86	49,287,200	9.98	491,886.26
<u>Personal</u>	<u>238</u>	<u>20,026,445</u>	<u>9.98</u>	<u>199,863.92</u>
Total	3,333	1,256,554,835	9.98	12,540,417.25

The Board of Assessors would like to thank the residents of Georgetown for their continued support during the past year. The board continues its commitment to the high standards of customer service, Accurate reporting methods, cooperation with other Town departments and boards and maintaining equitable assessments.

Respectfully submitted,
Board of Assessors

Chairman: Thomas Berube
John Enos
Dave Bogdan



Georgetown *Massachusetts*



Board of Health

The Board of Health members consists of Joseph Crane, Joseph Wurzel and Christopher Rich. Our office also includes Health Agent Deborah Rogers, RS and Health Inspector Virginia Bacon.

Our mission is to protect the health and safety of our residents and those who visit our town. This year the Board of Health has been busy creating a series of prevention and containment strategies for the H1N1 flu. We have been working closely with the Georgetown Schools, Police Department and the Fire Department for a coordinated and integrated response to the threat of and/or outbreak of H1N1 influenza in Georgetown. Meetings have been held to help prepare for any future needs that may occur during this pandemic. In addition, the Board of Health continues to attend regional emergency preparedness meetings with surrounding Health Departments, Massachusetts Public Health, Center for Disease Control and the local Emergency Management Team.

The Board of Health is continuing to recruit volunteers for a potential pandemic vaccine clinic. The volunteer's as of June 30, 2009 consists of 27 medical volunteers. We will need additional volunteers for clerical, maintenance, information officer, etc. To become a volunteer visit our website at:

http://www.georgetownma.gov/public_documents/GeorgetownMA_MRC/Index

The Health Agent and Health Inspector have been busy with their daily inspectional services throughout the year. These inspections include youth tobacco compliance checks, food inspections, housing, camps, nail salons, public pools, pond testing, soil & perc testing and septic construction inspections. In addition, a hazardous waste day was held this spring and was very successful.

The Board of Health looks forward to another productive and successful year.

Respectfully Submitted,
Deborah Rogers
Health Agent



Georgetown Cable Access Committee Annual Report FY'09

The Georgetown Cable Access committee is charged with administering the relationship between the two CATV providers and the town. Additionally, the committee is responsible for managing the funds provided for local access programming and for operating our local access station.

The Committee's membership for 2009 was Stuart Eggenberg – Chair, Chuck Davis – Secretary, Members – John Salvaggio and Steve Melofsky.

During FY'09, the main committee tasks were related to managing the funds provided by Comcast and Verizon for support of our local access activities. For those not familiar with these efforts, each provider of CATV service collects a small portion of their billings for use in supporting local access programming. These funds are presently being used to provide the programming currently showing on GCTV 9 (Comcast Channel 9, Verizon Fios Channel 42). The provision of CATV service within the town is licensed by the town. Presently Comcast and Verizon are the two licensed providers of service. The 10 year contract with Comcast will be expiring in March 2012, and the committee will begin efforts to negotiate a new contract in the coming year. The contract with Verizon expires in 2021.

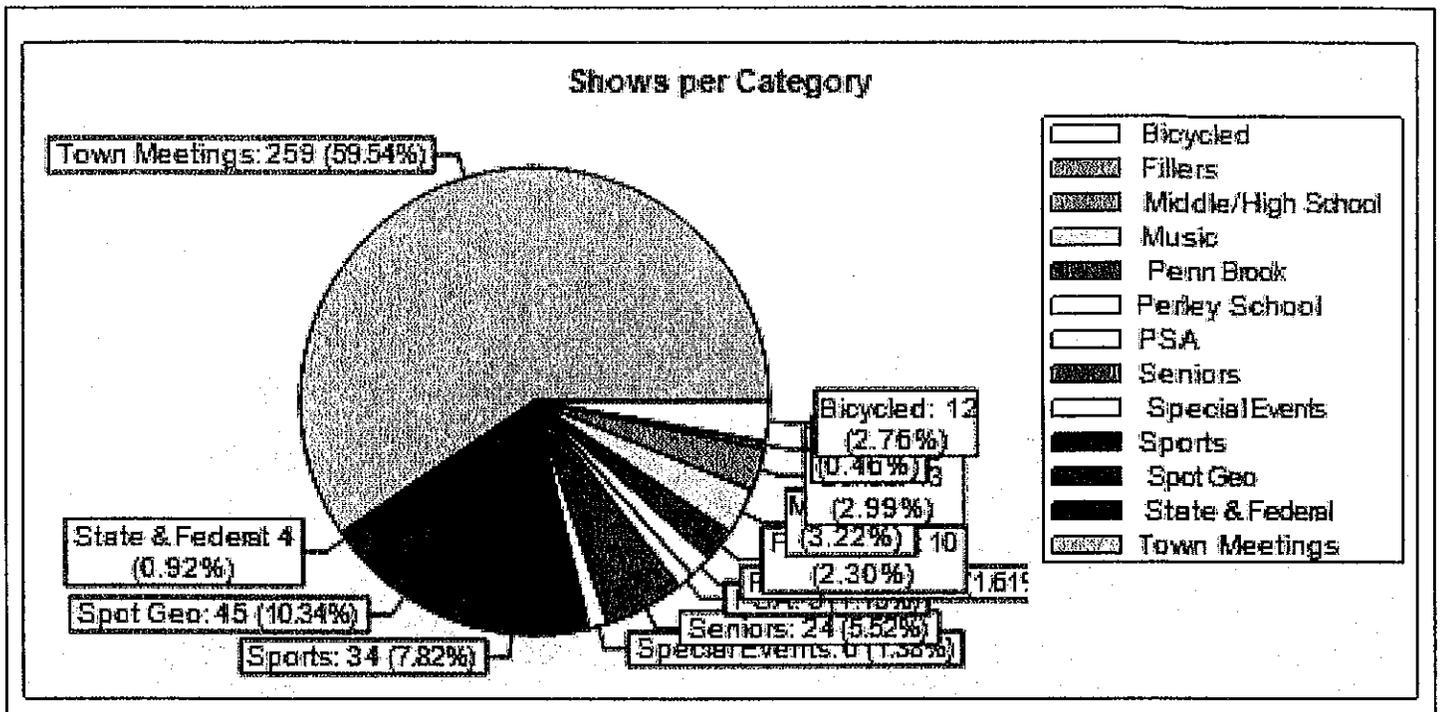
With the use of the funds supplied through these contracts, the studio located on the 3rd Floor of Town Hall was built and this facility continues to be maintained and staffed with these funds. When first built, the facilities were primarily used only for broadcast of selected Town Board meetings. At the present time, many meetings are covered live (as well as replay), and much other programming is provided including the locally produced "Spotlight Georgetown". Additionally much local event coverage is provided including concerts and sports activities. We invite members of our community, unfamiliar with our programming, to tune in and check out our programming.

Following are some bulleted highlight facts about GCTV9:

- Current Status
 - Staffing
 - Manager – Janet Morrissey
 - Production Assistant (supports taping of local events) – Charlie Mendez
 - 2 Technical Assistants – Nick Bruno and Chris Southwick
 - 2009 Programming
 - 259 meetings, most aired live and replay

- Sports: GMHS football and basketball games and other activities -- 34 Sports Events.
 - Senior Focus -- 24 Council on Aging program covered.
 - Concerts from Park & other music -- 21 new programs aired.
 - School Coverage -- 45 events, some recorded this year, some “Remember When” recorded in years past that had never aired on the Georgetown channel.
 - “Spotlight Georgetown”-- 45 episodes have been produced and aired. Beverly Enos produces 4 shows once a month.
 - “Bicycled” programming – 12 programs. This is programming produced by other local cable outlets and made available for showing on our channel. Also includes Whittier School Committee.
 - Other programming: Fillers, PSA’s, Special Events & State/Federal
 - See detailed statistics in later section of this report
- Community Announcements
 - Significant use of community calendar
 - Kept fresh and visually interesting
- Emergency protocol
 - Emergency announcement procedure implemented and trained with Police Department dispatchers
 - All Town Departments informed and briefed on use
 - “No School” process also in-place
- Facility Upgrade
 - Live production set was built during ’09. Upgrades to lighting and permanent camera placement are planned during FY’10.
 - PC editing suite available
- Program Plan
 - Local Production
 - Seeking additional volunteers to assist with ongoing studio production, editing, and program production
 - Desiring more completed and edited content submitted for airing. The community is welcome to submit programming for airing.
 - Georgetown Middle High School
 - Digital Video Club was renamed Digital Video Production Club
 - Club advisor stipend paid by GCTV
 - Seeking live shoot production volunteers through the club
 - Community service now a graduation requirement (for class of 2013)
 - 6 video cameras purchased for DV class/club
 - Lighting was improved for concerts/events in GMHS auditorium (through volunteer assistance with maintenance, and purchase of alternate equipment/software – donated by GCTV)
 - Publicity
 - Channel promotion will be priority for FY’10.
 - Planning an open house
 - Georgetown Photo Contest underway
 - Georgetown Record & GeorgetownFun.org to promote all above.

Programming Summary



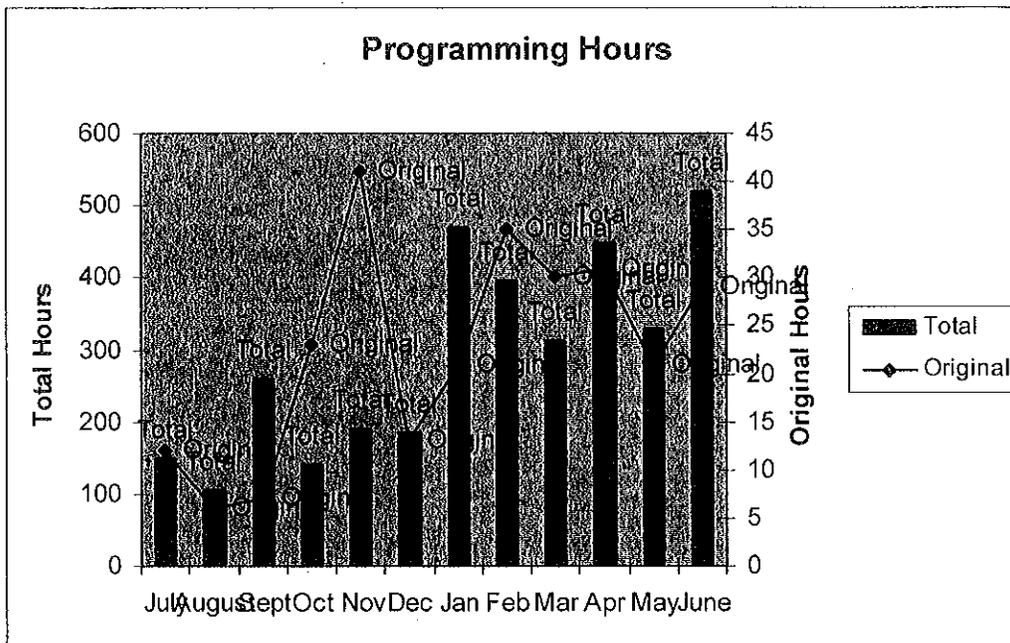
Financial Summary

	FY '07	FY '08	FY '09
Regular Income	\$51.6K	\$51.6K	\$63.3K
Capital Income	\$100K	\$0	\$25K*
Expense			
Salary	\$25.9K	\$42.6K	\$40.2K
Equipment/Supplies	\$16.7K	\$27.7K	\$9.7K
Utilities, Etc.	\$11.6K	\$9.1K	\$10.0K
Legal/IT	\$1.4K	\$0	\$0
Total Expense	\$59.7K	\$79.4K	\$59.9K
Warrant	\$60K	\$80K	\$80K
Total Originated Programming	370	310	269
Total Programming Hours	5691**	2479	3502

*Comcast Capital Final Payment per contract (3/09)

**Note: Schedule was filled by mostly back to back replays without any bulletin board. Schedule now contains more bulletin board content which deserves "airtime" which is not included in programming total time.

Twelve Month Programming Summary



CPC Annual Report for the May 4th 2009 ATM

In the fiscal year 2008 the town received:

\$281,669.12

(two hundred eighty one thousand six hundred sixty-nine dollars and twelve cents) in local receipts

\$268,815.00

(two hundred sixty eight thousand eight hundred fifteen dollars) in our state match, which was a 99.12 percent match from the reported local 07 receipts.

\$53,626.91

(fifty three thousand six hundred twenty six dollars and ninety one cents) in Earnings on investments In addition to

\$631.28

(six hundred thirty one dollars and twenty one cents in other receipts

Which brings the total revenue to:

\$604,742.31

(six hundred four thousand seven hundred forty two dollars and thirty one cents)

To everyone who submitted projects for consideration this year, the Community Preservation committee would like to say, "Thank You" for trying to make and keep Georgetown a nicer place to live.

Conservation Commission

The Georgetown Conservation Commission is responsible for administering the Massachusetts Wetland Protection Act and the Georgetown Wetlands Protection Bylaw. These laws are intended to protect wetlands, ponds, lakes, brooks, streams, rivers, and any land subject to flooding and their resource areas. Resource areas include land within 200 feet of perennial rivers, streams and brooks, and within 100 feet of all wetland areas. In these “resource areas”, the Commission is charged with controlling activities that could degrade water quality, increase flooding, impair wildlife habitat or have any other adverse impacts.

In working with the Department of Environmental Protection and Natural Heritage Endangered Species Program with the Division of Fisheries and Wildlife, the Commission strives to continually educate themselves and the community about the importance on preserving our valuable resources. As we work together as a community to protect, preserve and conserve we will continue to establish a town that has a tremendous sense of pride.

The Georgetown Conservation Commission meets on Thursday nights in a Town Hall Meeting Room. Site reviews and additional meetings are held as needed. Exact dates and times of the public hearings and public meetings are posted outside the Assessor’s office in Town Hall, as well as, on the town website. All required forms for filing with the Commission are available on the town website or at the Conservation office. The public is welcomed and encouraged to attend.

Throughout the year, the Conservation Commission is progressing toward a proactive methodology to conservation. The Commission has developed several standard “Orders of Conditions” which helps applicants better understand the Commission requirements. The local “Orders of Conditions” give the Commission the opportunity to protect specific sites and their unique resources.

The Commission is supporting subcommittees, such as the “Open Space Committee”, “Camp Denison Committee “and “Littles Hill Stewardship Committee”. All of which are vigorously working to create conservation areas open for public use. The following are the Commission’s current open space locations: Camp Denison, Hampshire woods, Littles Hill, Bailey Lane, Lufkin’s Brook, Spruce Pond, Pentucket Acres, Parker River Landing and Pentucket Pond. Also, more recently the Commission acquired additional land abutting the Camp Denison property.

Newly acquired Open Space parcels this year include the parcel at the end of Rosemarie Lane Map11 Lot 38 and the 22.7 acre parcel off Searle Street Map 16 Lot 92.

The Camp Denison Committee is in the process of improving the use and appearance of Camp Denison off Nelson Street. There are a number of volunteers who have dedicated their time and effort to make Camp Denison a pleasurable location for the people of Georgetown to spend time. The Camp Denison crew is always working hard to maintain the property. Volunteers and donations have really made a big difference at Camp Denison. “Work Shop in the Woods” camp for kids and the “Be-epic” theater show have

been a tremendous source of income for the camp, as well as, the number of camp rentals such as boat and property rentals.

The Commission is moving forward on conservation land maintenance. The Department of Wildlife & Fisheries has given the Conservation Commission and the Board of Health a leading role in issuing permits to alleviate threats from beavers. With the beaver population on a rise, the local government can best determine what action is best for the town, how best to protect the public from property damage.

Through the Open Space Committee, the Georgetown Open Space Plan is nearly completed. The Open Space Plan is helping the Commission plan acquisitions and management of Georgetown's open space. The Open Space Committee is helping the Conservation Commission become proactive by acquiring ecologically sensitive and upland resource areas for the passive recreational enjoyment of all Georgetown citizens. Their effort will help preserve Georgetown character, environmental and natural heritage for our future generations. The Open Space Committee has been very active and has helped open lines of communication with neighboring Communities.

The Georgetown Conservation Commission has also been working with the Community Preservation Committee. The Community Preservation Act passed at the May 2001 Town Meeting. The Community Preservation Committee provides much needed grant money for open space, historic properties, and creates affordable housing. In 2003, Hampshire Woods was purchased through a CPC grant for \$290,000. In 2004, the first of the Trails and Access preservation CPC grant was approved for \$5,000. Also, the first Pentucket Pond Fanwort control CPC grant was approved for \$45,000. The Conservation Restriction for Hampshire Woods was also approved for \$15,000 through CPC grant money. In 2005, the second of the Trails and Access preservation CPC grant was approved for \$10,000. Also, Bailey Woods purchase was approved for \$240,000.00. In 2006, the second of the Pond Fanwort control CPC grant was approved for \$36,000.00.

The Commission will continue to be actively involved with educating the people of Georgetown on the Wetland Bylaw and Wetland Protection Act. Making every citizen aware of these valuable resources will help Georgetown become a prize community. Residents who would like to learn more should check out the town web site, or come by the Conservation office, or give us a call at: (978) 352-5712. We look forward to assisting the residents of Georgetown.

The Commission would also like to thank all of the community volunteers whom spent their time to make Georgetown better as well as the other town boards and staff for their continued support and help.

Respectfully submitted,

Carl Shreder – Chairman

Paul Nelson - Commissioner

Charles Waters – Commissioner

Tom Howland – Commissioner

Mike Birmingham – Commissioner

John Bell – Commissioner

John Lopez – Commissioner

Steve Przyjemski – Conservation Agent

CAMP DENISON COMMITTEE

Continuous maintenance and facility improvements are best reflected in the steady growth and usage of the camp by the general public. The main lodge, which has long been up to par, now has a fully operational kitchen that is fully equipped. The Nature Center is now structurally finished to meet our current plan, and further plans are to be developed on how best to utilize the building. The Equipment Building is now approximately ninety percent done, and we have begun to renovate one of the old camp buildings to expand our overnight camping facilities.

Developing the trail system and maintaining the grounds and trails is an ongoing process as you would expect from a heavily wooded area. We are currently in the early planning stage of a designated wooded area to serve as a demonstration of good forestry and silvicultural practices in forest management. Included will be the development of a new trail that will wind its way through the "forest". A program such as this will serve as an educational tool for school children as well as adults. We realize the importance of such programs to not only the Conservation Commission, but to our committee and the public as well.

Most important, none of this would have been possible without the dedicated hard work of the volunteer men and women. All retired, where many of their talents have been heavily utilized, and where each one contributes in any they can, working as a team. We have a count of about 25 volunteers that are active. On any given Tuesday morning, we will have 8 to 10 or more at the camp on an average, year round. If the weather is bad, we can always sit and chat about projects, needs, or solve world problems. The camaraderie is great, and has extended to morning breakfasts and social gatherings. Good friendship has evolved. These volunteers donate an estimated 2500 hours annually to improve the historic facility. Without them, Camp Denison would not be the quality conservation area it is.



Every dollar spent is discussed before purchase, and very careful thought is given to any project that requires a significant outlay. All the volunteers know that we work on a very tight budget, and proceed on every project knowing that.

Camp Denison has a lot to offer as you know. One of our goals is to create more publicity, informing the public that we are there, and that the conservation and passive recreational area is available for them to enjoy.

To schedule an event, (birthday, family, organization, church parties etc) you may call Don Anderson, Camp Manager, at 978-352-5744.

Bob Morehouse, Chairman; Bob Apprich, Treasurer; Bob Gorton, Clerk; Cliff Peterson, Fritz Brown, Keith Reardon, Kim Kelly, committee members.

Georgetown Council on Aging FY 09 Annual Report

Although financial concerns overshadowed much of Fiscal Year 2009, the Georgetown Council on Aging forged new partnerships within the community along with a continued expansion of programs and services designed to meet the health, social, economic and cultural needs of elders and their families. Offering a wide variety of cultural, social, health and informational programs to local elders and their families during the past year, the Georgetown Council on Aging (COA) remains committed to the mission of supporting elders in their goal to successfully age in place. According to the 2009 local census and street listing, 1,388 elders over the age of 60 live in Georgetown, approximately 17 percent of the town's total population. Including some elders from neighboring towns, the Georgetown COA served more than 1,002 elders during the past fiscal year.

In Fiscal Year 2009, board members and their positions included: Barbara Morehouse, Chair; Corona Magner, Vice Chair; Barbara Miller, Secretary; Diane Prescott, Treasurer; Marion Jordan, Virginia Ryder, Claire Maimone, Chandler Noyes and Rosemary Morse. Alternates included Chandler Noyes, Cynthia Tardif, Esther Palardy and Joseph Young. During the fiscal year, Bertha Foster resigned from her position and alternate Chandler Noyes was appointed to fill the vacancy. Council on Aging staff members include Director Colleen Ranshaw-Fiorello, Outreach Worker Alice Giroir, Newsletter Editor Julie Pasquale and Van Driver David Hall. Virginia Ryder served as the Meal Site Supervisor and Phyllis Bourque as the Meal Site Assistant.

To serve the needs of elders and their families, the Council on Aging provided programs and activities at town hall, the First Congregational Church, and Trestle Way during the past year. The COA continues to rent space at the First Congregational Church Mondays-Wednesdays as a site for morning programs and activities as well as a hot lunch/nutrition program. The three-day hot lunch/nutrition program is offered in partnership with the Merrimack Valley Nutrition Project and Elder Services of the Merrimack Valley, Inc. Providing vital socialization along with nutrition, the COA meal site served 1,035 hot lunches during the past fiscal year, almost an 8 percent increase from FY08. Enjoyed by 1,836 individuals, a wide variety of craft, social, educational and health screening programs were also offered Monday – Wednesday at the First Congregational Church. Health and community education programs included prescription management, wound care, nutrition, memory disorder, falls prevention, transportation fuel assistance, hoarding, financial planning, elder law, fire and police safety, elder driving and library resource programs. To support some of life's transitions, a drop-in bereavement support group was also offered this past year. Sponsored by a grant from the Georgetown Cultural Council, a series of six musical programs were well attended by 287 people this past year.

As a successful initiative this year, a new partnership with the Georgetown School Department allowed the COA to maximize resources available in the town's schools in order to further expand programs and activities for local elders. Eleven elders participated in a monthly guest reading program with early elementary students while nine elders participated in a Pen Pal program with fifth grade students. Another 17 elders enthusiastically spent four weeks gaining skills and confidence in a computer program offered after school by a volunteer technology teacher in one of the school's well-equipped computer labs. As an option for indoor exercise, an elementary school offered the use of their building for indoor walking during the winter and spring. Several high school students provided yard work for three elder households this spring. Local elders were also invited to attend two school concert programs and a high school Advanced Placement History class attended a COA program presented by a local author highlighting his experiences in World War II. The programs offered in partnership with the School Department were well-received and are all scheduled to resume this fall.

Reestablished this year with new officers and directors, a Friends of the Council on Aging group has gained non-profit status with the state's Attorney General's office and is at work on preparing to file an Application for Recognition of Exemption under Section 501 C (3) of the Internal Revenue Code. Once fully organized, a Friends of the Council on Aging group will build community support, raising awareness for the COA's mission of serving elders and their families in the community. The COA also established a COA donation account with the town this year and has gratefully received several gifts already.

With an expansion of the town's Property Tax Incentive Program approved at the 2008 annual town meeting, additional partnerships from town departments made it possible to add four new positions to this year's program. Along with five returning participants, nine new participants were able to join this year's program, for a total of 14 participants.

In partnership with the Georgetown Housing Authority, exercise classes, a monthly men's breakfast and a TRIAD group meet in the Community Room at Trestle Way. Exercising more than 1,413 times, 71 people participated in COA sponsored strength training and yoga classes during the past year. Yoga classes are offered Mondays and Wednesdays at Trestle Way while Strength Training classes are offered on Tuesdays and Thursdays. Serving 113 men, a monthly men's breakfast program held at Trestle Way showed steady participation. Crosby's Marketplace graciously sponsored the monthly Men's Breakfast program again this year. In addition to a nutritious breakfast prepared by COA staff and volunteers, the monthly breakfast provides an opportunity for socialization to a population often considered to be underserved. Ranging from topics such as health education, identity theft, safety, sports, Medicare and recreational interests, speakers are planned for each breakfast.

Along with weekly programs and activities, the COA staff continues to offer assistance and referrals at the Town Hall office regarding health insurance, home health services, meals on wheels, legal services, caregiver support, medical equipment, food and housing programs. Following a 62 percent increase in service in FY 08, the number of telephone calls seeking information, assistance and referrals continued to rise this year as the COA received 2,145 calls this year, an increase from the 2,112 calls received last year. On a monthly basis, a SHINE Counselor (Serving the Health Insurance Needs of Elders) is available to meet with people to discuss health insurance questions and concerns. During the past year, the SHINE counselor met with 38 people at least once to assist with Medicare, Medigap policies, prescription drug plans and other health insurance issues. A case manager with Elder Services of Merrimack Valley, Inc. (ESMV) is also now available on a monthly basis to discuss programs and services available through ESVM.

Providing information regarding the federal economic recovery payments and stimulus tax rebate along with the state's Circuit Breaker Tax Credit which is available to certain elders, a volunteer Tax Aide with the Association for the Advancement of Retired People (AARP) prepared state and federal tax returns for 53 people at the Council on Aging's office this past year, an increase from the 42 people served in FY08.

To meet elder transportation needs, the COA van provided 492 weekly shopping trips and 192 recreational outings to restaurants, shopping areas, Northern Essex Lifelong Learning and other recreational areas. This past year, the COA van traveled 3,967 miles providing weekly grocery shopping trips and recreational outings. Six volunteer drivers serving through Northern Essex Elder Transportation Program provided elders with 256 out-of-town medical appointments located in Salem, North Andover, Newburyport, Amesbury, Salisbury, Beverly, Lawrence, Ipswich, Peabody, Danvers, Haverhill, Rowley, Topsfield, Georgetown and Groveland. To further address elder transportation needs, The COA staff also provides elders with information regarding the Merrimack Valley Regional Transit Authority's (MVRTA) Ring and Ride transportation service. Using wheelchair lift-equipped MVRTA vehicles, the Ring and Ride program offers Georgetown residents free curb-to-curb transportation to Haverhill, Lawrence General Hospital, Anna Jaques Hospital in Newburyport, the Amesbury Health Center and the Rowley Commuter Rail Station.

To continue the COA commitment to community outreach, information regarding COA programs and services is now available on the town's website. Updated each month, the website, Cable TV bulletin board and local newspapers all provide information regarding COA programs, activities and services. Monthly newsletters are mailed to each elder's household in Georgetown. Newsletters are hand delivered to Trestle Way residents each month.

The COA thanks the Kiwanis, Georgetown School Department, Georgetown Cultural Council, Georgetown Country Gardeners Club, Georgetown Women's Club, St. Mary's Women's Club, the Over the Hill Gang, Ashland Farms, Crosby's Marketplace, Nunan Florist and Greenhouses as well as town departments including the Georgetown Housing Authority, and the Georgetown Police and Fire Department for their continued support during the past fiscal year. With deep appreciation, the COA thanks the more than 131 volunteers who serve as board members, volunteer drivers, program assistants, newsletter production crew, office support and volunteers during special events. Providing the Georgetown COA with almost 3,000 hours of volunteer service this past fiscal year, an estimated value of \$49,700, their hours of service represents a significant savings to the town. Strengthening the bonds of friendship within the community, their support is invaluable to the work conducted by the COA in providing service to elders and their families.

Office of the
Chief of the Fire Department



Fire Business: 978 352-5757

Fire Facsimile: 978 352-5741

TOWN OF GEORGETOWN
Fire Department Headquarters
47 Central Street
Georgetown, Massachusetts 01833-2408

Georgetown Fire Department Budget for Fiscal Year 2009

12211	Fire Salaries and Wages	166,911.00
12212	Fire Prevention (Fire Misc Wages)	9,889.00
12213	Emergency Response Allowance	116,699.00
	Fire Response wages/quarterly	
12214	Fire Operating Expense	91,000.00
12311	Ambulance Retainer	10,500.00
12321	EMT expenses	18,250.00

Georgetown Fire Department Response Statistics
July 1, 2008 – June 30, 2009

Incidents

Type of Incident	Total Number of Incidents
Fire	61
Explosion	2
Rescue & EMS	505
Hazardous Condition (No Fire)	48
Service Call	125
Good Intent Call	38
False Alarm & False Call	127
Severe Weather/Natural Disaster	3
Total Number of Incidents:	909

Apparatus Response

GEORGETOWN FIRE DEPARTMENT
OFFICE OF THE CHIEF OF THE DEPARTMENT

Page 2

Apparatus	Total Number of Responses
Engine 1	268
Engine 4	145
Engine 5	148
Rescue 1	493
Ladder 1	77
Combination 4	30
Brush 1	0
Forestry 2	3
Command Unit	281

In FY2009 the Georgetown Fire Department experienced one of the greatest changes since becoming organized, the day-time staffing of the fire station with personnel and the hiring of a career Fire Chief. The addition of these people Monday through Friday from 6 am to 4 pm allows our Town to have immediate response to fire calls, medical emergencies and other situations. Some highlights of the recent fiscal year:

- Reorganization of the Fire Prevention Division. Under the direction of Deputy Chief Moyer, the role of the Fire Prevention Division has changed to not only perform home smoke and carbon monoxide inspections, but to perform commercial building inspections, public education, plan reviews, underground storage tanks and propane tank inspections.
- Training – The Training Division, headed by Captain Gosse, has taken on an aggressive role in making sure our firefighters are trained to the latest standards. Training modules have been developed allowing firefighters to access on-line training should they not be available to attend on regular training nights. In addition, outside training has been brought in, at no cost to the Town, from the Massachusetts Firefighting Academy on subjects such as Basic Fire Attack skills, Aerial Ladder Operations and Safety Officer.

Lastly, as your Fire Chief I'd like to take this opportunity to thank the Board of Selectmen, Finance Committee and others for their support of our Fire Department. A special thanks also goes out to our firefighter's families. As a firefighter there are a lot of missed meals, missed ball games, and interrupted family functions. We do this out of the love for the job and the desire to help others.

Respectfully submitted,

Albert B Beardsley
Fire Chief

HIGHWAY DEPARTMENT

The Highway Department played a large part in the restoration of Harry Murch Park with \$150,000 of CPC funds. The Planning and design was done by the Historic Commission and Walker Kluesing Design Group. The total cost of the project was to be over \$500,000. We will get the work done for under \$150,000. If it wasn't for the Highway Department, J. Derenzo Contractors (for the donation of the fill material) Forest "Duffy" Bridges (for the donation of his time and equipment to spread the material), the Georgetown Light Department and Water Department it would have cost a great deal more. The Town is fortunate to have these people that care so much for the Town.

The following roads were reclaimed and paved: the remainder of Warren Street School Street, Cottage Street and Clark Street.

All catch basins were cleaned, all roads were swept, fog lines and center lines were painted.

Crack sealing was done on the following streets: East Main Street, Central Street, Lakeridge Drive, Emily Lane, Corinthian Way and Elm Street.

The following culverts were replaced: in front of CVS, Thurlow Street (between Jewett & North) and Brook Street (between Elm & Central)

The second annual Earth Day cleanup was another success. Town's people, along with the Georgetown Highway Department workers, picked up roadside trash to fill another 40 yard dumpster donated by G. Mello Disposal.

It was another tough winter. We reorganized plow routes to save money and be more efficient.

I would like to thank the Highway Department staff which consists of: Ed Parker, foreman, Mark Richard, lead operator, Dave Shanahan and Mel Cheney, equipment operators and Jan McGrane, Administrative Assistant. Georgetown is a better place because of their hard work and dedication.

Thank You.
Peter Durkee, Highway Surveyor

TREE WARDEN

40 dead, damaged or diseased trees were taken down.

The roadside brush machine has cut brush on all the main roads and is now working on its second pass to include side roads. Without this machine we would not be able to keep up with the forever growing brush.

Thanks to the Georgetown Light Department for financing.

Thank you.

Peter Durkee, Tree Warden

Town of Georgetown



GEORGETOWN HISTORICAL COMMISSION

Town Hall

1 Library Street

Georgetown, Mass. 01833

REPORT OF THE GEORGETOWN HISTORICAL COMMISSION JULY 1, 2008 – JUNE 30, 2009

To the Honorable Board of Selectmen & Citizens of Georgetown

The goal of the Georgetown Historical Commission, is to undertake a number of activities for the purpose of preserving, protecting, and developing the Historic and Archaeological assets of the Community. The Commission assists with historic house documentation, house plaque acquisition, keeps inventories of historic sites that are on file with the Massachusetts Historical Commission and is very active in procuring CPA Funding for historic projects in our community.

There were a number of specific projects in which the Commission participated in during the year. They include the following :

1. Per CPA Funding, a Cemetery Landscape Architect Consultant was selected to develop a Preservation / Management Plan for the Historic 1732 Union Cemetery. This Preservation Plan was completed and the cemetery was turned over to the Town of Georgetown on May 19, 2008.
2. At the Annual Town Meeting, CPA Funds were provided for the Union Cemetery Restoration & Conservation of 86 gravestones & monuments (dated 1732 – 1844) that required immediate attention, as noted in the Consultants Preservation / Management Plan.
3. Received CPA Funds approved at the annual May Town Meeting to continue with Historic Inventory (Documentation) of the Town's older houses and cultural sites, as requested by the Massachusetts Historical Commission. The primary use of these funds will be to create documentation for the Historic homes along Elm Street as a potential National Historic District per the current Town's Master Plan. A review of this inventory was made with a representative of the Massachusetts Historical Commission at a site visit made on June 19, 2009.
4. Received CPA Funds, voted at the annual May Town meeting, jointly administered by the Historical Commission and the Georgetown Highway Dept. to implement the Sitework Restoration / Preservation of Harry Murch Park per the approved Master Plan. The project is currently underway and is expected to be completed for a Public Dedication on Veterans Day of 2009.

5. The Commission continued to assist the Library with implementing the CPA grant the Commission received, to provide for the preservation, restoration, and public display of its historic documents and artifacts. During FY08 and FY 09, this consisted of restoring display cases, and providing a new user friendly microfilm / microfiche computer based reader for the library's new History Room.
6. The Historical Commission applied to the Massachusetts Historical Commission, using matching funds, for a Survey & Planning Grant to continue the Building Surveys on the two proposed Historical Districts in town. The Commission has notified us that our request has been approved.
7. The Commission received CPA Funding to restore the Historic 1820's Shoe Shop, located adjacent to the Historical Society's Capt. Samuel Brocklebank Museum.
8. CPA Funding was approved at the Annual Town Mtg. to preserve & restore the windows in the Historic 1828 One Room Schoolhouse, located on the GHS property.
9. The Commission was asked by the Town's Building Inspector to review and inspect 4 older structures that may request Demolition Permits, subject to the town's new Demolition Delay Bylaw.
10. The Commission reviewed the Historic Kimball Diaries (1830 – 1880) available at the Peabody Essex Museum, (Phillips Library) As a builder, Kimball played an important role in Georgetown's early history. The Commission is attempting to obtain copies of these Historic Documents.

There are publicly held meetings on the third Thursday of each month. The public is invited to attend any of these regularly scheduled monthly meetings that are held in the Town Hall Basement Mtg. Room at 7:30 pm.

Respectfully submitted,


Edward Des Jardins – Chairman

Historical Commission Members
Ida Wye – Vice Chairman
Karen Christiansen– Recording Secretary
Joseph Knapp – Treasurer
George Perkins
Thomas Mahlstedt
James Davenport

Inspection Department Town Report

Fiscal Year 2009 for the Inspections Department, which consists of the Building Department, the Wiring Department, the Gas and Plumbing Department, and, a new addition, the Trench Department, had the following permits:

Building Permits:

Single family residences	10
New commercial	3
Additions	16
Alterations/Renovations	68
Signs	9
Demolitions	10
Stoves	26
Porches/Decks	21
Roofs/Siding	65
Pools	7
Other	32
<hr/>	
TOTAL PERMITS	267
TOTAL FEES	\$45,518.00

This generated approximately \$60,206.00 in new Growth Revenue*.

Wiring/Electrical Permits:

TOTAL PERMITS	187
TOTAL FEES	\$15,438.00

Gas Permits;

TOTAL PERMITS	116
TOTAL FEES	\$5,079.00

Plumbing Permits;

TOTAL PERMITS	111
TOTAL FEES	\$6,065.00

Trench Permits:

TOTAL PERMITS	12
TOTAL FEES	\$600.00

TOTAL PERMITS ISSUED	693
TOTAL FEES	\$72,700.00
TOTAL NEW GROWTH*	\$60,206.00

Respectfully submitted,
John Q. Caldwell, Jr., Building Inspector / Zoning Enforcement Officer
Mark Unger, Wiring / Electrical Inspector
William Gianacoples, Plumbing and Gas Inspector
Linda Valle, Administrative Assistant to the Inspectors

* Not yet certified for FY2009 by the Massachusetts Department of Revenue

Georgetown Peabody Library
FY09 July 2008-June 2009

FY09 marks the first full year of the library being open in its newly renovated and expanded building. After closing our temporary library August 1, 2007, we started circulating books on September 26, 2007. Our new library has a meeting room capable of holding up to 80 people and we accommodated almost 300 programs equally split between library programs and uses by the Town. Since starting our daily people counter in January 2008, we have 165 people per day visiting the library—this is up from the previous fiscal year which was 155 people per day.

Library Budget from Municipal Appropriation:

Expenses	\$104,100
Salaries	\$176,591
State Aid to Public Libraries Received:	\$10,268

Circulation:

Circulation 58,826, a 36% increase over last fiscal year.
Items loaned to other libraries 8,383, a 55% increase.
Georgetown residents borrowed from other libraries 23,883 a decrease of 22%.
Items loaned to out of town residents 3,985, a 24% increase.
As of June 30, 2008 there are 4,737 registered borrowers. An increase of 6%.

Library received Small Libraries in Networks Grant of \$2,500 to help offset annual network charges. We received a grant from the Georgetown Cultural Council of \$800 for the New England Aquarium Pass and a partial payment towards the Boston Museum of Fine Arts pass. The Friends of the Georgetown Library gave the remainder of the MFA pass cost as well as membership to the Children's Museum of Portsmouth and the Boston Children's Museum. The Georgetown Women of Today and Georgetown Kiwanis purchased the pass to the Museum of Science.

Balances of Library Trust Funds June 30, 2009

Michele Patten Fund	\$3,584.19
Memorial Gift Fund	\$26,200.45
Sawyer Fund Interest	\$1,399.04
Building Fund	\$1,660.96
Peabody Fund	\$145,222.62

Respectfully submitted,
Ruth Eifert

Annual Report

Georgetown Police Department

2008

2008 was an interesting and challenging year for the Georgetown Police Department and its members. I am happy to report to you three positive events of the year.

Achievements

Our Department earned State Accreditation from the Massachusetts Accreditation Commission. This places the Georgetown Police Department among a small elite group of police departments. We received an "Award of Excellence" from the Massachusetts Department of Public Safety, and the Georgetown Police Department Honor Guard took first place in an Honor Guard Competition where forty other teams from across the country competed. This was high praise for a relatively new team.

Calls for Service

Our Officers answered 17, 917 calls for service. They responded to 1,186 911 emergency calls of those 46 calls were abandoned and 109 were accidental. Officers are required to respond to each call.

We responded to 317 Alarm calls at homes and businesses, backed up area police departments 159 times and responded to Fire Department calls 252 times.

Motor Vehicle Enforcement

Our Officer stopped 3,000 automobiles, gave out 121 criminal M/V summonses, 315 Civil M/V Citations, 523 written motor vehicle warnings and 1,613 Georgetown Police Courtesy Warnings (community policing). We made 43 arrests for Driving while under the influence of alcohol or drugs, and set up 919 Radar speed checking zones. We investigated 92 motor vehicles accidents, this number does not include various fender benders that required officers but was under the mandatory reporting damage amount of \$1,000.00

School Resource Officer

This year Officer Derek Jones SRO was assigned full time to the schools and increased his work from security and enforcement to working with the schools on an updated emergency response plan and instructing students in class on drugs and alcohol abuse. He handled 137 calls for service which required a formal police report or action and this occurred during the 180 days the schools are opened. It is clear he is very active and the feed back from the Superintendent and her staff is he is a valuable part of the team in the Georgetown School System.

Arrests

Georgetown Police Officers arrested 180 people during the year for various criminal offenses.

Emergency Medical Response

Our Officers responded to 447 emergency medical calls. All of our officers are trained first responders and many hold EMT certification. We are usually the first to arrive at these calls.

Vandalism

We had 74 complaints of vandalism to private homes and public buildings and businesses.

Domestic Violence Calls

Our officers responded to 33 Domestic Violence complaints and as a result worked with victims to have 42 restraining orders issued by the Haverhill District Court. This continues to be one of the most time consuming and dangerous calls our officers respond to.

Investigations

The Georgetown Police Department Detective Division was kept busy with the investigations of phone scams involving our senior citizens that are based out of this country and in some cases our citizens have been robbed of over one hundred thousand dollars. Our Detectives are working with Federal, State and international police departments to identify and bring to justice these scam

artists. They are also responsible for the follow up investigation of all misdemeanors and felonies that are reported to GPD.

Animal Control Calls

We received 353 calls for animal control service. This continues to be an area where we are challenged daily to meet the needs of the public while the funds for this service are cut each budget year.

Homeland Security Building Checks

Georgetown Police Officers checked 4,405 building during 2008. This includes every public building owned or controlled by the town of Georgetown. We believe these proactive checks were part of the reason Georgetown was names one of the top ten safest communities in Massachusetts.

As usual the officers of the Georgetown Police Department continue to provide the highest level of professional law enforcement to the Town of Georgetown and we all look forward to continuing this level of service into the future.

Chief James E. Mulligan
Georgetown Police Department

**Year 2009
Report of the
GEORGETOWN PLANNING BOARD**

ORGANIZATION:

Hugh Carter	Chairman
Harry LaCortiglia	Vice-Chairman
Tillie Evangelista	Clerk / Merrimack Valley Planning Commission Representative
Mr. Tim Howard	Board Member
Mr. Christopher Rich	Board Member

ZONING BY-LAW AMENDMENTS:

The following zoning amendments were adopted at the Nov. 17th Fall Town Meeting:

- A. **Housing Balance Bylaw (STM 08)**

The following zoning amendments were adopted at the May 5th Annual Town Meeting:

- A. **Accessory Buildings (ATM 09-24)**
- B. **Bed and Breakfast Uses (ATM 09-25)**
- C. **Open Space Residential Design (ATM 09-26)**
- D. **Big Box Retail (ATM 09-27)**
- E. **Zoning Map Amendment – IB District (ATM 09-28)**

The following zoning amendments were not adopted at the May 5th Annual Town Meeting:

- A. **Georgetown Square 40R Smart Growth Overlay District (ATM 09-22)**

The following zoning amendments are being discussed for the next Town Meeting:

- A. **Active and Passive Recreational Fields**
- B. **Georgetown Square 40R Smart Growth Overlay District (revised)**

BY-LAW AMENDMENTS:

The following by-law amendment was adopted at the May 5th Annual Town Meeting:

- A. **Planning, 43D Expedited Permitting District (ATM 09-22)**

STREET ACCEPTANCES:

- Illene Circle
- Bernay Way
- Pillsbury Lane

ACTIVE PROJECTS:

Subdivision #	Name	# of Lots	Location	Status
#183	Deer Run	5	Deer Run Lane	Roadway & Drainage Construction Review
#166	Chaplin Hills	10	Chaplin Hills Rd	Roadway Construction Review
#167	Little's Hill	45	Little's Hill Lane	Roadway Construction Review
#184 & #186	Whispering Pines	20	Off of Warren St.	Roadway Construction Review
#200	Railroad Avenue	4	Railroad Avenue	Roadway Construction Review
#182	Parker River Landing	51 units	North Street	Roadway & Drainage Construction Review
#187	Harris Way	11	Harris Way	Roadway Construction Review
#194	Rock Pond Estates	5	Richardson Lane	Roadway Construction Review
#196	Blueberry Lane	5	Blueberry Lane	Roadway Construction Review
#205	Cronin Court	3	34 Thurlow Street	OSRD Review
#206	Harmony Lane	3	119 Central Street	Roadway Construction Review
#212	Parish Road	10	Parish & Larkin Road	No Action -- Pending Appeal at Cons Com
#215	Stone Row	3	Stone Row Lane	Plan Endorsement
#216	Blarney Court	1	Blarney Court	Roadway Construction Review

The Planning Board would like to thank Nicholas Cracknell, Town Planner and Michele Kottcamp, Administrative Assistant for their continued support during this past year.

Respectfully submitted,

Hugh Carter, 2010
Harry LaCortiglia, 2011
Tillie Evangelista, 2012
Timothy Howard , 2014
Chris Rich, 2013

TAX COLLECTOR'S REPORT JULY 1, 2008 THRU JUNE 30, 2009									
	Balance	Commitments	Refunds	Collections	Abatements	Tax Title	Re-dist.	Balance	
	6/30/2008		or audit adj.			Defer/Adjust.	Adjustments	06/30/09	
1996 M.V. Excise	2,972.41							2,972.41	
1997 M.V. Excise	2,834.07							2,834.07	
1998 M.V. Excise	1,078.97							1,078.97	
1999 M.V. Excise	2,385.86							2,385.86	
2000 M.V. Excise	5,904.59			(22.50)				5,882.09	
2001 M.V. Excise	3,242.16			(35.52)				3,206.64	
2002 M.V. Excise	3,460.82		12.50	(136.25)				3,337.07	
2003 M.V. Excise	5,694.74			(1,183.55)				4,511.19	
2004 M.V. Excise	7,581.36			(1,332.91)				6,248.45	
2005 M.V. Excise	10,600.23			(1,683.02)				8,917.21	
2006 M.V. Excise	17,952.63		537.57	(10,948.67)	(615.69)			6,925.84	
2007 M.V. Excise	46,808.52	5,327.20	1,055.47	(40,614.71)	(1,384.71)			11,191.77	
2008 M.V. Excise	119,844.98	240,284.33	7,201.69	(318,096.00)	(12,041.75)			37,193.25	
2009 M.V. Excise		902,837.39	1,390.89	(793,938.44)	(9,309.47)			100,980.37	
2008 Farm & Animal		347.07		(347.07)				-	
1998 Pers. Prop	1,856.07							1,856.07	
1999 Pers. Prop.	1,481.61							1,481.61	
2000 Pers. Prop.	1,218.32							1,218.32	
2001 Pers. Prop.	499.61							499.61	
2002 Pers. Prop.	469.43							469.43	
2003 Pers. Prop.	1,077.54							1,077.54	
2004 Pers. Prop.	4,168.99							4,168.99	
2005 Pers. Prop.	556.02			(49.66)				506.36	
2006 Pers. Prop.	1,047.75			(39.85)				1,007.90	
2007 Pers. Prop.	1,844.32			(249.15)				1,595.17	
2008 Pers. Prop.	6,461.35			(2,496.53)				3,964.82	
2009 Pers. Prop.		199,260.87		(192,925.75)	(59.88)			6,275.24	
2000 Real Estate	(27.06)							(27.06)	
2002 C P A Surcharge	59.48							59.48	
2003 Real Estate	535.50							535.50	
2003 C P A Surcharge	(109.02)							(109.02)	
2005 Real Estate	(24.38)							(24.38)	
2005 C P A Surcharge	(16.85)							(16.85)	
2007 Real Estate	958.30			(276.83)		(681.47)		-	
2008 Real Estate	252,091.00		2,345.76	(111,306.53)	(1,378.26)	(140,019.79)	(16.14)	1,716.04	
2008 C P A Surcharge	5,050.90		41.35	(2,347.72)	(41.35)	(2,703.18)		-	
2009 Real Estate		12,322,166.28	14,394.17	(12,071,467.79)	(39,979.41)	(90,023.59)	(758.40)	134,331.26	
2009 C P A Surcharge		287,077.29	24.70	(281,765.66)	(1,864.73)	(1,839.64)	706.61	2,338.57	
In Lieu of taxes		2,729.74		(2,729.74)				-	
-	509,560.22	13,960,030.17	27,004.10	(13,833,993.85)	(66,675.25)	(235,267.67)	(67.93)	360,589.79	

To: Georgetown Residents

This was a busy year for the Town Clerks Office with 4 elections and two Town Meetings. We registered approximately 400 new voters in the two months preceding the Presidential Election. We also elected our first 5 member Board of Selectmen.

We licensed about 1050 dogs this year which is higher than average. We continue to work with Keith Deguio, Animal Control Officer to get all dogs licensed which is a Massachusetts Law.

Vitals recorded for the year were as follows: 87 births, 28 deaths and 25 marriages.

Census count for the year 2008 was approximately 8200. Annual Street Listing forms are mailed every January and must be returned in order to have an accurate census count. We urge you to return the form as soon as possible. This is critical for our state funding for schools, roads, the elderly etc. Funding is based on numbers.

Respectfully submitted:

Janice M. McGrane, Town Clerk

STATE PRIMARY
TUESDAY, SEPTEMBER 16, 2008

The State Primary was held on Tuesday, September 16, 2008 at the Penn Brook School in the gymnasium. The polls were open from 7 AM to 8 PM. We have a total of 5583 registered voters and 365 voted. This is a 7% turnout. The elections results are as follows:

	DEMOCRAT		
	PCT 1	PCT 2	TOTAL
SENATOR IN CONGRESS			
John F. Kerry *	101	91	192
Edward J. O'Reilly	52	43	95
Write Ins	0	0	0
Blanks	0	0	0
REP IN CONGRESS			
John F. Tierney*	117	108	225
Write Ins	2	1	3
Blanks	34	25	59
COUNCILLOR			
MaryEllen Manning*	81	70	151
Timothy P. Houten	37	38	75
Write Ins	1	0	1
Blanks	34	26	60
SEN IN GEN COURT			
Write Ins	1	5	6
Blanks	152	129	281
REP IN GEN COURT			
Harriett L. Stanley *	110	---	110
Barbara A. L'Italien *	---	101	101
Write Ins	0	---	-
Write Ins	---	1	1
Blanks	43	---	43
Blanks	---	32	32
REGISTER OF PROBATE			
Pamela Casey O'Brien*	95	91	186
Write Ins	1	0	1
Blanks	57	43	100

REPUBLICAN

	PCT 1	PCT 2	TOTAL
SENATOR IN CONGRESS			
Jeffrey K. Beatty*	31	40	71
Write Ins	0	0	0
Blanks	1	6	7
REP IN CONGRESS			
Richard A. Baker *	31	41	72
Write Ins	0	0	0
Blanks	1	5	6
COUNCILLOR			
Write Ins	3	1	4
Blanks	29	45	74
SEN IN GENERAL COURT			
Bruce E. Tarr *	31	38	69
Write Ins	1	0	1
Blanks	0	8	8
REP IN GENERAL COURT			
Lawrence Brennan*	---	39	39
Write Ins	1	1	2
Blanks	31	6	37
REGISTER OF PROBATE			
Write Ins	1	1	2
Blanks	31	45	76

GREEN RAINBOW PARTY
NO BALLOTS CAST

WORKING FAMILIES
NO BALLOTS CAST

TOWN OF GEORGETOWN
ELECTION RESULTS
PRESIDENTIAL/STATE ELECTION
NOVEMBER 4, 2008

	Pct 1	Pct 2	Total
PRESIDENT/VP			
Baldwin Castle	9	2	11
Barr/Root	5	10	15
McCain/Palin	1138	1133	2271
McKinney/Clemente	1	1	2
Nader/Gonzalez	22	24	46
Obama/Biden	1218	1140	2358
Blanks	4	11	15
Write Ins	15	13	28
TOTAL	2412	2334	4746

SENATOR IN CONGRESS

John F. Kerry	1301	1259	2560
Jeffrey K. Beatty	999	963	1962
Robert J. Underwood	63	68	131
Blanks	48	44	92
Write Ins	1	0	1
TOTAL	2412	2334	4746

REP IN CONGRESS

John F. Tierney	1393	1328	2721
Richard A. Baker	922	906	1828
Blanks	92	99	191
Write Ins	5	1	6
TOTAL	2412	2334	4746

COUNCILLOR

Mary Ellen Manning	1584	1518	3102
Blanks	797	791	1588
Write Ins	31	25	56
TOTAL	2412	2334	4746

SEN IN GENERAL COURT

Bruce E. Tarr	1841	1702	3543
Blanks	555	620	1175
Write Ins	16	12	28
TOTAL	2412	2334	4746

REP IN GENERAL COURT (PCT 1)			
Harriett L. Stanley	1645	---	1645
Blanks	734	---	734
Write Ins	33	---	33
TOTAL	2412		2412

REP IN GENERAL COURT (PCT 2)			
Barbara A. L'Italien	---	1077	1077
Lawrence Brennan	---	1130	1130
Blanks	---	125	125
Write Ins	---	2	2
TOTAL	---	2334	2334

REGISTER OF PROBATE			
Pamela Casey O'Brien	1564	1526	3090
Blanks	824	791	1615
Write Ins	24	17	41
TOTAL	2412	2334	4746

QUESTION #1 (PERSONAL INCOME TAX)			
Yes	864	843	1707
No	1515	1446	2961
Blanks	33	45	78
TOTAL	2412	2334	4746

QUESTION #2 (POSSESSION OF MARIJUANA)			
Yes	1494	1499	2993
No	889	809	1698
Blanks	29	26	55
TOTAL	2412	2334	4746

QUESTION #3 (DOG RACING)			
Yes	1231	1229	2460
No	1135	1046	2181
Blanks	46	59	105
TOTAL	2412	2334	4746

QUESTION #4 (PCT 2 ONLY-NON-BINDING)			
Yes	---	1402	1402
No	---	583	583
Blanks	---	349	349
TOTAL	---	2334	2334

**TOWN OF GEORGETOWN
SPECIAL TOWN MEETING
November 17, 2008**

The Special Town Meeting was held at 7:00 P.M. on Monday, November 17, 2008 at the Georgetown Middle High School in the Auditorium.

The Moderator called the special town meeting to order at 7:05 PM. We have a quorum of 100.

Evan O'Reilly, our newest member of the Board of Selectmen led us in the Pledge of Allegiance.

Non voting members in the audience were recognized by the Moderator.

The Moderator called for a motion for the adoption of a 5 minute speech limit.

Chris Rich moved and it was seconded by Hugh Carter to adopt a 5 minute speech limit.

This motion passed by a 2/3 vote.

ARTICLE 1: Adjustments to the Fiscal Year 2009 operating budget

To see if the Town will vote to amend the vote taken under Article 3 of the 2008 Annual Town Meeting warrant for the purpose of adjusting line items in the FY09 budget, and, as necessary, to raise and appropriate or transfer and appropriate from available funds a sum of money for the purpose of supplementing departmental expenses, or take any other action relative thereto.

<u>LINE ITEM</u>	<u>DEPARTMENTS</u>	<u>ORIGINAL APPROPRIATION</u>	<u>(+) INCREASE</u>	<u>(-) DECREASE</u>	<u>REVISED APPROPRIATIONS</u>
11222	Town Administrator Staff	33,277	669		33,946
11227	Town Administrator	90,286	1,815		92,101
11351	Town Accountant	61,828	1,243		63,071
11412	Assessors Asst. Salary	63,960		-16,576	47,384
11414	Assessors Expense	30,051	17,800		47,851
11414	FY2010 DOR Required Re-Certification	0	19,500		19,500
11454	Treasurer/Collector	61,828	1,243		63,071
11455	Assistant Collector	36,197	728		36,925
11456	Assistant Treasurer	42,085	846		42,931
11611	Town Clerk	32,807	659		33,466
11612	Town Clerk Staff	17,422	350		17,772
11621	Elections Expense	13,200	6,500		19,700
11712	Conservation Agent	36,794	740		37,534
11713	Conservation Staff	4,657	94		4,751
11751	Planning Board Expense	10,000		-2,000	8,000
11752	Planning Board	45,843	2,921		48,764
11761	ZBA Clerk	10,424	210		10,634
12111	Police Chief	101,300	2,036		103,336
12111	Police Secretary	37,004	744		37,748

12111	Police Salaries Non Union	63,600	1,278		64,878
12111	Police Salaries Union	784,250	23,726		807,976
12115	Police School Crossing	7,756	156		7,912
12116	Cruiser Replacement	27,617		-10,773	16,844
12118	Police Operating	79,200	11,400		90,600
12121	Non Union Dispatchers	44,500	894		45,394
12121	Comm Center Wages	153,009	5,994		159,003
12131	Public Safety Building	30,000	10,000		40,000
12444	Sealer/Wgts/Meas (Stipend)	3,848	77		3,925
12921	Animal Control	3,449	69		3,518
12922	Animal Control Alternate	385	8		393
12951	Inspection Department	117,087	2,353		119,440
14211	Highway Surveyor	75,620	1,520		77,140
14212	Highway Secretary	12,588	253		12,841
14291	Tree Warden (Stipend)	4,446	89		4,535
15111	BOH	69,732	1,402		71,134
15411	COA	62,957	1,265		64,222
15431	Veteran Service Expense	40,372	20,000		60,372
16111	Library	174,843	3,514		178,357
16311	Park & Rec	14,260	287		14,547
					0
					0
	Free Cash Impact			-113,034	
	TOTAL	2,498,482	142,383	-142,383	2,611,516

Departmental Adjustments:

1. Police: increase salary line (12111) \$23,726

To cover some portion of the potential for a deficit in this line

FinCom voted 7-0-1 to support this item.

2. Police: increase operating line (121118) \$11,400

For fuel/gasoline (\$9,000) and contractual clothing allowance (\$2,400)

FinCom voted 5-3 to support this item.

3. Public Safety Building: increase utility line (12131) \$10,000

To cover the potential for a deficit in this line

FinCom voted 7-1 to support this item.

4. Police: decrease cruiser replacement line (12116) \$10,000

This amount would be transferred to police salaries, line 12111

FinCom voted 8-0 to support this item.

5. Town Clerk: increase elections (11621) by \$6,500.00
FinCom voted 8-0 to support this item.
6. Veterans: increase (15431) by \$20,000
FinCom voted 8-0 to support this item.
7. Planning Board: \$2,000 transfer from expense line(11751) to salary line (11752)
FinCom voted 8-0 to support this item.
8. Non Union raises: The Selectmen have proposed a 1% wage increase (\$12,735.43), and a 1% one time payment (\$12,862.78)
FinCom voted 6-1-1 to support this item.
9. Board of Assessors: transfer from Salary (11412) to Expenses (11414): \$16,576
To contract for required Cyclical Program Inspections (no impact)
FinCom voted 8-0 to support this item.
10. Board of Assessors: Add to Line 11414: \$19,500
Funding for 50% of FY2010 DOR required RE-Certification
FinCom voted 8-0 to support this item.
11. Board of Assessors: Add to line 11414: \$1,224
Restoration of May '08 ATM Expense budget reduction
FinCom voted 0-8 to not support this item.

MOTION: David Surface moved and it was seconded by Matt Vincent to amend the vote taken under Article 3 of the 2008 Annual Town Meeting for the purpose of adjusting line items in the FY 09 budget as set forth in the chart contained in the warrant and further, to transfer from Free Cash the sum of \$113,034 for such purpose.

MOTION FOR SEPARATE CONSIDERATION: Chris Rich moved and it was seconded by Hugh Carter to amend the original motion so that the individual line items of the article receive separate consideration.

ACTION: By a show of hands, the amendment did not pass.

The Moderator stated that she was going to treat this article like the consent calendar. She would read the individual line items and you could hold a line item for discussion.

Chris Rich would like to hold line item #12111 which included Police Salaries Non Union, Police Salaries Union, #12115 Police School Crossing, #12118 Police Operating & #12131 Public Safety Building for discussion.

Chief Mulligan explained that an officer will get to keep his job with this transfer. There have also been some donated funds to keep school crossing guards. The Operating budget is the day to day expenses. With the decrease in fuel prices the officers would also go back to patrolling more of the town. Public Safety will pay for utilities for both police & fire.

Evan O'Reilly explained that we now have fire fighters and a Chief 8 hours per day in the station.

ACTION: By a show of hands the Moderator declared the motion passed unanimously.

ARTICLE 2: Appropriation of Free Cash for the Snow and Ice deficit FY 2008

To see if the Town will vote to raise and appropriate, and or transfer and appropriate from available funds, including Free Cash, or any combination for the foregoing, the sum of \$118,000 to be applied to snow and ice deficit of a prior fiscal year (FY2008), or take any other action relative thereto.

MOTION: John Bonazoli moved and it was seconded by Robin O'Malley to transfer from Free Cash the sum of \$118,000 to be applied to the snow and ice deficit incurred in Fiscal Year 2008.

Fin Com voted 6-0 in favor

There was no discussion.

ACTION: By a show of hands the Moderator declared this passed by a unanimous vote.

ARTICLE 3: Adjustment of Debt Service Figure FY 2009 Budget

To see if the Town will vote to amend the vote taken under Article 3 of the 2008 Annual Town Meeting warrant by reducing the amount to be raised and appropriated by rescinding the appropriations made for the following line items, which appropriations are no longer necessary due to savings realized when the Town refinanced the debt originally issued on May 1, 1998:

- Line Item 17116 School Renov. Principal Series A, \$260,000, and
- Line Item 17516 School Renov. Interest Series A, \$122,598,

or take any other action relative thereto.

MOTION: Reggie Tardif moved and it was seconded by Matt Vincent to amend the vote taken under Article 3 of the 2008 Annual Town Meeting warrant by reducing the amount to be raised and appropriated by rescinding the appropriations made for the following line items:

- Line Item 17116 School Renov. Principal Series A, \$260,000, and
- Line Item 17516 School Renov. Interest Series A, \$122,598

Fin Com voted 8-0 in favor

EXPLANATION: These bonds were refinanced so we needed to make an adjustment in the budget. We do not need these amounts to be carried.

ACTION: By a show of hands, the Moderator declared this article passed by a majority.

ARTICLE 4: Unpaid Bills

To see if the Town will vote to raise and appropriate or transfer from available funds an amount to pay the following unpaid bills from the previous fiscal year:

Unpaid bills:

- L.W. Bills \$11,840.20.

or take any other action in relation thereto.

MOTION: Robin O'Malley moved and it was seconded by Reggie Tardif to transfer from Free Cash the sum of \$11,840.20 for the payment of prior fiscal year bills from the company L.W. Bills.

FinCom voted 8-0 to support this article

EXPLANATION: Any bill that comes in after the close of the Fiscal Year must have town meeting vote to pay the invoice.

There was no discussion.

ACTION: By a show of hands the Moderator declared the motion carried by a 9/10^s vote.

ARTICLE 5: Planning Board-Street Acceptance

To see if the Town will vote to accept as public ways the roadways known as "Pillsbury Lane," "Ilene Circle" and "Bernay Way," as heretofore laid out by the Board of Selectmen and shown on a plan of land entitled "Street Acceptance Plan, Pillsbury Lane, Georgetown, Mass.," prepared by Hayes Engineering, Inc., dated April 20, 2006, revised through March 27, 2007, on file with the Town Clerk, and to authorize the Board of Selectmen to acquire, on behalf of the Town, by purchase, gift, eminent domain or otherwise, rights sufficient to use said Pillsbury Lane, Ilene Circle and Bernay Way for all purposes for which public ways are used in the Town of Georgetown, including the drainage structures and appurtenances within those roads, but expressly excluding the drainage structures and appurtenances lying outside the rights-of-way of said roads, or to take any other action relative thereto.

MOTION: Hugh Carter moved and it was seconded by Chris Rich to accept as public ways the roadways known as "Pillsbury Lane (extension) – extended 1,855 linear feet to end," "Ilene Circle-600 linear feet to end" and "Bernay Way-1,090 linear feet to end," as heretofore laid out by the Board of Selectmen and shown on a plan of land entitled "Street Acceptance Plan, Pillsbury Lane, Georgetown, Mass.," prepared by Hayes Engineering, Inc., dated April 20, 2006, revised through March 27, 2007, on file with the Town Clerk, and to authorize the Board of Selectmen to acquire, on behalf of the Town, by purchase, gift, eminent domain or otherwise, rights sufficient to use said Pillsbury Lane, Ilene Circle and Bernay Way for all purposes for which public ways are used in the Town of Georgetown, including the drainage structures and appurtenances within those roads, but expressly excluding the drainage structures and appurtenances lying outside the rights-of-way of said roads.

The Planning Board voted 5-0 in favor

The Fin Com voted 8-0 in favor

There was no discussion.

ACTION: By a show of hands, the Moderator declared the motion carried by a majority vote.

ARTICLE 6: Pillsbury Pond Subdivision/Acceptance of Easements

To see if the Town will vote to authorize the Board of Selectmen to accept those utility easements within the Pillsbury Pond Subdivision as set forth in an instrument entitled Conveyance of Easements and Utilities,

dated June 21, 2000, recorded with the Essex South District Registry of Deeds in Book 16573, Page 102 and an instrument entitled Conveyance of Easements and Utilities, dated October 23, 2000, recorded with the Essex South District Registry of Deeds in Book 16677, Page 355, on such terms and conditions as the Board of Selectmen shall determine, or to take any other action relative thereto.

MOTION: Hugh Carter moved and it was seconded by Chris Rich to authorize the Board of Selectmen to accept those utility easements within the Pillsbury Pond Subdivision as set forth in an instrument entitled Conveyance of Easements and Utilities, dated June 21, 2000, recorded with the Essex South District Registry of Deeds in Book 16573, Page 102 and an instrument entitled Conveyance of Easements and Utilities, dated October 23, 2000, recorded with the Essex South District Registry of Deeds in Book 16677, Page 355, on such terms and conditions as the Board of Selectmen shall determine.

Planning Board voted 5-0 in favor

Fin Com voted 8-0 in favor

There was no discussion.

ACTION: By a show of hands, the Moderator declared the motion carried by a majority.

ARTICLE 7: Affordable Housing Bylaw

To see if the Town will vote to amend the Zoning Bylaw by deleting the text of Section 165-71, Housing Balance, and inserting in place thereof the below text to: (A) clarify the purposes of this bylaw; (B) update the definitions of affordable housing and the required deed riders for these units; (C) provide uniformity in the applicability requirements across all housing projects greater than 3 units; (D) maintain the 10% requirement for affordable housing within each development; (E) establish design and marketing requirements for the units; (F) include clear thresholds for fractional affordable housing unit and housing contribution payments to the Town; (G) establish guidelines and requirements for off-site affordable housing creation; (H) include references to state regulations and other local bylaws; and, (I) include standards for administration and enforcement, or take any action relative thereto.

§ 165-71. Inclusionary Housing Balance Bylaw

A. Purpose

The Town of Georgetown sets forth the following requirements in an effort to provide multiple housing choices for people of all economic backgrounds and to address the needs of current and future Georgetown residents by providing permanent affordable housing. The primary purpose of this bylaw (the "Bylaw") is to increase the supply of rental and ownership housing for low and moderate income households in Georgetown, contribute affordable housing units to the Town's Subsidized Housing Inventory (SHI), sustain a viable community making multiple housing options available for future generations in Georgetown and ensure that all units established under this Bylaw count towards the satisfaction of the Town's affordable housing requirements under the Comprehensive Permit law, G.L. c.40B, §§20-23.

B. Definitions

- (1) Affordable Housing Trust Fund (the "Fund"): A trust fund account established in accordance with G.L. c. 44, § 55C and operated for the exclusive purpose of creating and preserving affordable housing in the Town of Georgetown.
- (2) Affordable Housing Unit: A rental or homeownership unit that is subject, upon initial rent or sale, to certain price restrictions and tenant or owner eligibility requirements, and upon subsequent sale or rent, to certain restrictions intended to protect the affordability of the unit, all in accordance with the most recent program

guidelines issued by the Massachusetts Department of Housing and Community Development (DHCD) for the Local Initiative Program (LIP) or successor program.

(3) Deed Rider: A deed restriction or other legally binding instrument in a form consistent with the LIP requirements and acceptable under LIP that will ensure the affordability of the Affordable Housing Unit(s) for a term of years established by the Planning Board, but in no event less than the term required by the LIP.

(4) Qualified Affordable Housing Unit Purchaser or Tenant: Regulated under the LIP Deed Rider, an individual or family with household income that does not exceed 70%, or such greater amount as then in effect pursuant under the LIP requirements, of the median income for the primary metropolitan statistical area, with adjustments for household size, as reported by the most recent information from DHCD.

(5) Resale of Affordable Housing Units: The resale procedures and prices of Affordable Housing Units shall be as set forth in the Deed Rider.

- (6) Vacant Affordable Rental Housing Units: In the event that an Affordable Rental Housing Unit becomes vacant for a term beyond that designated in the Deed Rider, the Town of Georgetown shall have the Right of First Refusal to purchase said unit and the Georgetown Board of Selectmen, Housing Authority, Affordable Housing Task Force, and the Planning Board shall be notified in writing of vacant affordable housing rental units.

C. Applicability

Approval by the Planning Board shall be required for any proposed residential development that would create three (3) or more attached or detached new housing units, including but not limited to: land divisions under G.L. c.40A, §9 (Special Permits); subdivision; units created under the Open Space Residential Development (Article VII) or Independent Senior Housing (Article XVII) of the Zoning Bylaw; an application to the Zoning Board of Appeals for a variance or a finding; or, a conventional subdivision allowed by G.L. c.41, §§81K-81GG (Subdivision Control Law).

Willful evasion of this section of the Zoning Bylaw is prohibited. Willful evasion is defined as follows: *segmenting land or properties with the intention of avoiding Inclusionary Housing requirements by either subdividing one parcel of land into two parcels of land in such a manner that each parcel will have less than three (3) units of housing or purposefully dividing a large development into phases that would develop less than three units of housing during each phase.* Residential developments subject to this section shall include new housing units created by new construction or new housing units created by remodeling or conversion of an obsolete or unused building or other structure from its original use to an alternate use.

D. Review Procedures

(1) An Applicant shall file a Building Permit Application with the Building Inspector. If the Inspector determines that approval under this Bylaw is required, the Applicant shall submit the appropriate application for such approval to the Planning Board, and the Inspector shall notify the Applicant in writing that the Building Permit Application is incomplete until the Applicant submits the decision of the Planning Board under this Bylaw.

(2) The current owner of record or an authorized representative shall submit application for approval to the Planning Board that is time-stamped at the Town Clerk's office. The application shall include an administrative filing fee in accordance with the schedule established by the Planning Board and one (1) original and eight (8) copies of the application and all supporting material. If requested by the Planning Board, the application shall also include a technical review fee for reviewing specific design or engineering elements of the proposed development subject to G.L. c.44 §53G.

(3) The Planning Board shall schedule a public hearing within thirty (30) days of the submission of the completed application. The notification requirements for the public hearing shall conform to the requirements of §165-45(F) of the Zoning Bylaw. Where the Boards of Appeals is the permit granting authority for a special permit or use variance, the Planning Board or Board of Appeals may request a joint public hearing be held to streamline the permitting process. The decision of the Planning Board shall adhere to the requirements of §165-83(D)(5) of the Zoning Bylaw.

(4) Where the Planning Board approves a project under this Bylaw "with conditions", and said approved project accompanies a special permit or variance application to the Board of Appeals, the conditions imposed by the Planning Board shall be incorporated into the issuance, if any, of a special permit or variance by the Board of Appeals.

E. Requirements

At least ten percent (10%) of the new housing units in any residential development shall be designated as and/or fulfill the requirements of Affordable Housing requirements of this Bylaw. In accordance with §165-128 of the Zoning Bylaw, the percentage of affordable housing within an Independent Senior Housing project shall be no less than twenty percent (20%).

F. General Requirements

- (1) Consultation: Developers whose projects are subject to this Bylaw are encouraged to consult with the Affordable Housing Task Force, or other such entity, on affordable housing early in the development process concerning the Town's affordable housing needs and the optimum manner in which the Town's needs and the developer's affordable housing requirements can be met by the proposed development consistent with any affordable housing planned production plan or strategy then in effect in the Town. The Affordable Housing Task Force, or other such entity, on affordable housing may consult with and give advice to the Planning Board during the development process and, as a part of the process, may submit written reports to the board reviewing any proposed development subject to the Bylaw.
- (2) Comparability: Unless otherwise conditioned by the Board to ensure compliance with the Bylaw and due to unique site conditions such as soil, shape, topography limiting the placement of the buildings on the site, all Affordable Housing Units shall be dispersed throughout the development and shall be indistinguishable from market-rate units except in interior finish, fixtures, and appliances. The number of bedrooms in Affordable Housing Units shall be comparable to the bedroom mix in market-rate units in the development.
- (3) Selection Process: The selection of Qualified Affordable Housing Unit Purchasers or Tenants shall be conducted as follows:
 - a) Marketing Plan: The Developer shall prepare an affirmative fair marketing plan acceptable under the LIP for marketing the Affordable Housing Units created under this Bylaw which describes how the Affordable Housing Units will be marketed to potential homebuyers. This plan shall include a description of the lottery or other process to be used for selecting buyers and/ or renters. The marketing plan must describe how the applicant will accommodate local preference requirements of this Bylaw in a manner that complies with the nondiscrimination in tenant or buyer selection guidelines under the LIP. The duration and design of the plan shall reasonably inform all those seeking affordable housing, both within and outside the Town, of the availability of such units.
 - b) Local Preference: To the extent practicable, local preference shall be included in each development for the maximum number of the Affordable Housing Units created in any development subject to this Bylaw that is permitted subject to DHCD guidelines. To the extent permitted by DHCD, local preference for all sales and resales shall be granted to Georgetown residents as follows:
 - (1) an individual or family or a parent or child of an individual maintaining a primary residence in the Town of Georgetown;
 - (2) an individual who is employed as a full-time employee in the Town of Georgetown;
 - (3) an individual who is employed as a full-time employee by the Town of Georgetown or by the Georgetown School District.
- (4) Developers may sell affordable for-sale units to the Town, the Georgetown Housing Authority, or to a private nonprofit entity serving Georgetown for the purpose of providing affordable housing opportunities and to permit such entity to market the Affordable Housing Units and manage the choice of buyers.
- (5) LIP Approval. The Affordable Housing Units must be approved under the LIP or by DHCD under other programs that qualify for listing on the SHI. It shall be the responsibility of the developer to work with the Town and facilitate the preparation and submission of an application for approval under the LIP of the Affordable Housing Units, and all costs of such application shall be borne by the developer. The developer shall deposit a document review fee in an amount to be determined by the Planning Board, which shall be deposited into a special municipal account pursuant to G.L. c.44, § 53G.

G. Fractional Affordable Housing Units and Housing Contribution Payments

All projects consisting of three or more housing units shall be required to use the following calculations to determine the number of on-site affordable units required under the Bylaw as well as the amount of a contribution payment for whole or fractional units that may be accepted by the Planning Board in-lieu of providing on-site units.

(1) Requirements for Fractional Affordable Housing Units: When the calculation required by this Bylaw results in a Fractional Affordable Housing Unit (FAHU) of 0.8 or 0.9, the developer shall provide a whole On-Site Unit for that fractional unit. When the calculation required by this Bylaw results in a Fractional Affordable Housing Unit of 0.1 to 0.7, the developer shall provide a whole On-Site Unit or make a Housing Contribution Payment in-lieu of the fractional unit.

(2) Housing Contribution Payments in-Lieu of Fractional Affordable Housing Units:

To make a Housing Contribution Payment (HCP) in-lieu of a qualifying Fractional Affordable Housing Unit the developer shall make a binding, written agreement with the Town of Georgetown (with appropriate payment security arrangements) to provide such payment to the Fund established for this purpose. The contribution payment shall be paid in full prior to the issuance of a final occupancy permit for any portion of the project.

(3) Amount of Housing Contribution Payments:

For ownership developments of three (3) to seven (7) units, the amount of the Housing Contribution Payment (HCP) shall be equal to:

$$\text{HCP} = \text{AMSP} \times (\# \text{ of new units}) \times 4\%$$

For ownership developments of eleven (11) units or more, the housing contribution shall be equal to:

$$\text{HCP} = \text{AMSP} (\text{FAHU} \times 10) \times 4\%$$

where:

AMSP = the Average Market Sales Price for the market-rate units in the subject development,

For rental units, the per-unit contribution payment shall be equal to the difference between the average market rental price for the market-rate units in the subject development and the rent affordable to a family of four at or below 80% of the median income, calculated for a term of 10 years without adjustments for interest or inflation.

H. Off-Site Affordable Housing Creation

In order to ensure compliance with the requirements of this Bylaw, the Planning Board may, as a condition of its approval, permit the inclusionary housing requirement to be met through the provision of some or all required Affordable Housing Units on an alternative site or multiple sites suitable for housing use.

Affordable off-site housing units may be either new construction, a payment in-lieu for an off-site housing contribution (as outlined in (1) below) or, in extreme cases, located in a rehabilitated existing structure. All off-site affordable housing units shall be required to meet the Energy Star requirements for energy efficiency, include a lead paint test where applicable, and a review and inspection by an independent consultant selected by the Planning Board. Unless otherwise conditioned by the Board to ensure compliance with the requirements of this Bylaw, all affordable off-site units that are newly created or replacing existing legal housing units shall be counted in the total number of housing units created by a proposed development. All Affordable Housing Units provided under this subsection shall comply in all respects, other than on-site location, with the requirements of this Bylaw.

(1) Amount of In-Lieu/ Off-Site Housing Contribution Payments:

For ownership developments the amount of the In-Lieu/ Off-Site Housing Contribution Payment (I/OHCP) shall be equal to:

$$\text{I/OHCP} = \text{AMSP} \times (\# \text{ of affordable units}) \times .6$$

I. Regulations

Affordable housing production, Housing Contribution Payments and rental and resale restrictions required by this section shall be governed by regulations promulgated by the Planning Board for purposes of carrying out its duties under this Bylaw.

J. Compliance

(1) Building Permit Conditions: All contractual agreements with the Town of Georgetown and other documents necessary to ensure compliance with this Bylaw, including all documents required under LIP, shall be executed and delivered to the Planning Board office and to the Town board reviewing any project or development prior to and as a condition of the issuance of a building permit. The Planning Board may require any applicant to post bond or other such surety, in an amount satisfactory to the Board, to ensure compliance with all terms and conditions of any approval issued under this Bylaw. The Building Inspector shall not issue a building permit with

respect to any project or development subject to this Bylaw unless and until the Planning Board has certified in writing to the Building Inspector that all conditions of this Bylaw precedent to such issuance, including any such conditions that may be established by the Planning Board in any decision or approval, have been met.

(2) Occupancy Conditions:

- a) Compliance: No occupancy or other use of any market-rate units in a development subject to this Bylaw shall be permitted until the LIP Deed Rider, agreements with the Town of Georgetown and/or other documents necessary to ensure compliance by the applicant (and any purchasers of the Affordable Housing Units) with any requirements of this Bylaw and under the LIP, have been executed and recorded, a time-stamped copy of all recorded documents has been filed with the Planning Office, and authority and permission granted by the Planning Board.
- b) Housing Contribution Payments: Required Housing Contribution Payments shall be made with respect to each market-rate housing unit or rental unit prior to issuance of an occupancy permit for the unit; provided that such payments may be made at the time of conveyance of each unit to an end user or upon occupancy by any tenant if appropriate security arrangements to guarantee such payment have been made and are in effect under an agreement with the Town.
- c) Timing of Construction: Unless otherwise directed by the Planning Board as a condition of approval, all Affordable Housing Units shall be provided concurrently and proportionately with the development of market-rate units. To ensure compliance with this requirement, the Planning Board may establish a schedule for construction of affordable and market rate housing units.

J. Appeals

Appeal of a decision made pursuant to this Bylaw shall be made to the Zoning Board of Appeals in accordance with the provisions of §165-98 of the Georgetown Zoning Bylaw.

K. Severability

In the event that one or more of the provisions of this Bylaw are found or determined to be illegal or unenforceable, such finding shall not effect the validity of any other provisions of this Bylaw which provisions will remain in full force and effect.

MOTION: Hugh Carter moved and it was seconded by Chris Rich to amend the Zoning Bylaw by deleting the text of Section 165-71, Housing Balance, and inserting in place thereof the text contained in the handout entitled, "Amended Inclusionary Housing Bylaw Balance Bylaw - §165-71".

The Planning Board voted 5-0 in favor

The Fin Com voted 4 in favor, 0 against & 2 abstained.

DISCUSSION: The current bylaw requires only those applying for a special permit to build an affordable house. In some instances the Town did not even obtain the affordable houses required due to confusion with the bylaw. This new bylaw will require all new projects of three or more units to be treated consistently. Right now our affordable units are at 13%. The state requires that you have 10%. By including every development, we will stay above that 10% and eliminate 40B problems.

Larry Ogden spoke against this article as it will also apply to senior housing. The original bylaw was meant for only those looking for something special from the Town. Why not use the 3% allowed for affordable housing under the CPC funds that we're being assessed for.

Phil Cannon asked if the Planning Board was trying to stop any large development in Town. Are other towns doing this?

Hugh Carter stated that this was to close loop holes in the existing bylaw. Two developers got around this. Salisbury and West Newbury are currently doing this.

Tony Giardina from 4 Raymond Court asked if the projects in existence would be grandfathered by the old bylaw.

Chris Rich explained that the units will be produced if it was previously required by bylaw.

Paul Nelson stated two developers built their subdivision to 90% then went bankrupt without building their affordable units. This cleans up those loopholes.

ACTION: By a show of hands, the Moderator declared this motion carried by a 2/3 vote.

ARTICLE 8: Affordable Housing Trust Fund

To see if the Town will vote to accept the provisions of G.L. c.44, §55C, establishing a trust to be known as the Georgetown Affordable Housing Trust Fund whose purpose shall be to provide for the creation and preservation of affordable housing in the Town for the benefit of low and moderate income households; and further, to amend the General Bylaws of the Town by inserting a new section, Article III, of Chapter 44 to be entitled “Georgetown Affordable Housing Trust Fund,” as follows, or take any other action relative thereto:

GEORGETOWN AFFORDABLE HOUSING TRUST FUND

- a) There shall be a Board of Trustees of the Georgetown Affordable Housing Trust which shall consist of five (5) trustees appointed by the Board of Selectmen, at least one of which shall be a member of the Board of Selectmen, for terms of two years to expire on June 30, except that initially terms shall be selected by the Selectmen, so that two trustees so appointed shall have initial terms not to exceed one year and three trustees so appointed shall have terms not to exceed two years. Vacancies shall be filled by the Board of Selectmen for the remainder of the unexpired term. All Trustees must be residents of the Town of Georgetown to be eligible for appointment. Any member of the Board of Trustees may be removed from the Board, after the opportunity for a hearing. The Town Administrator shall not be eligible for appointment as a Trustee. The Chair of the Board of Trustees shall be elected annually by the Board of Trustees.
- b) The powers of the Board of Trustees, all of which shall be carried on in furtherance of the purposes set forth in G.L. c. 44, §55C, shall include the powers listed in G.L. c.44, §55C(c)(1) through (c)(16), inclusive.
- c) The Board of Trustees shall provide for an annual audit of the books and records of the Trust. Such audit shall be performed by an independent auditor in accordance with accepted accounting practices. Upon receipt of the audit by the Board of Trustees, a copy shall be provided forthwith to the Board of Selectmen.

MOTION: Hugh Carter moved and it was seconded by Chris Rich to accept the provisions of G.L. c.44, §55C, establishing a trust to be known as the Georgetown Affordable Housing Trust Fund whose purpose shall be to provide for the creation and preservation of affordable housing in the Town for the benefit of low and moderate income households; and further, to amend the General Bylaws of the Town by inserting a new section, Article III, of Chapter 44 to be entitled “Georgetown Affordable Housing Trust Fund,” as set forth in the warrant.

The Planning Board voted 5-0 in favor

The FinCom voted 6-0 in favor

EXPLANATION: Chris Rich explained that this bylaw is needed to purchase and convey properties. This trust fund would hold the monies collected from developers in lieu of an affordable unit.

Robert Kelley asked why we’re creating another board when we have the CPC and the Board of Selectmen.

The answer from Town Counsel was that only this board with the approval of the Selectmen can expend the monies.

ACTION: By a show of hands, the Moderator declared this passed by a majority.

ARTICLE 9: Acceptance of a Provision of the Subdivision Control Law:

To see if the Town will vote to accept the provisions of the penultimate paragraph of G.L. c. 41, §81U, which concerns expenditure by the Town of bond or deposit proceeds to complete the construction of ways and municipal services shown on an approved definitive subdivision plan, or take any other action relative thereto.

Acceptance of the 2nd last paragraph of c.41, s.81U

The security mechanism provided by G.L. c.41, §81U is the exclusive remedy provided by the Subdivision Control Law for ensuring completion of improvements. Adoption of this paragraph would allow the Town, subject to the approval of the Board of Selectmen, to expend up to \$100,000.00 of the security, if necessary, without having to specifically appropriate funds therefor. Note that because the paragraph at issue was not contained in the Subdivision Control Law when the Town adopted the law in 1952, the Town must specifically vote to accept the paragraph before it will be applicable in the Town.

FinCom voted 8-0 to support this article.

MOTION: Hugh Carter moved and it was seconded by Chris Rich to accept the provisions of the penultimate paragraph of G.L. c. 41, §81U, which concerns expenditure by the Town of bond or deposit proceeds to complete the construction of ways and municipal services shown on an approved definitive subdivision plan.

Planning Board voted 5-0 in favor

FinCom voted 8-0 in favor

EXPLANATION: This allows the Town with the approval of the Selectmen to expend bond money without a town meeting vote to complete any roadway that the developer did not finish.

Sharon Freeman asked if this was also for conservation issued or just roads.

The answer was just road and utilities.

Jim DiMento stated that the Planning Board should not release any funds until a project is completed.

ACTION: By a show of hands, the Moderator declared the motion carried by a majority.

ARTICLE 10: Rosemarie Lane/Map 11, Lot 38

To see if the Town will vote to transfer the care, custody, management and control of a parcel known as Georgetown Assessor's Map 11-lot 38, located on Rosemarie Lane, Judgment recorded at the Essex South Registry of Deeds in Book 26060 on page 51, to the Conservation Commission for all purposes included in General Laws, G.L. c.40, §8C, as it now reads or may hereafter be amended, the said Board of Selectmen having voted that said parcel of land is no longer needed for general municipal purposes, pursuant to the provisions of G.L. c.40, §15A, or take any other action relative thereto.

MOTION: Paul Nelson moved and it was seconded by Rose Provencher to transfer the care, custody, management and control of a parcel known as Georgetown Assessor's Map 11-lot 38, located on Rosemarie Lane, Judgment recorded at the Essex South Registry of Deeds in Book 26060 on page 51, to the Conservation Commission for all purposes included in General Laws, G.L. c.40, §8C, as it now reads or may hereafter be amended.

Fin Com voted 8-0 in favor

This is a parcel that should have previously been given to the Town. It was used for storage of dirt when Bernay Way was being built.

ACTION: By a show of hands the Moderator declared the motion carried by a 2/3 vote.

ARTICLE 11: Bussing/Searle Street Land Acceptance Map 16, Lot 92 and Lot 1

To see if the town will vote to authorize the Park and Recreation Commission to accept, for recreation purposes, a gift of land shown as "Proposed Lot 16-92B" on a plan entitled: "Plan of Land for Searle Street & Lisa Lane, Georgetown, Massachusetts (Assessors Map 10 Lots 20, 20A, 20B) & (Assessors Map 16 Lot 92), Prepared for James Bussing, 160 West Main Street, Georgetown, MA 01833", dated 5-22-2008, prepared by Apple Associates, Inc., a copy of which is available for review in the office of the Town Clerk, and to authorize the Conservation Commission to accept, for conservation purposes, a gift of land shown as "Lot 16-92A" on said plan, or take any other action relative thereto.

MOTION: Paul Nelson moved and it was seconded by Evan O'Reilly to authorize the Park and Recreation Commission to accept, for recreation purposes, a gift of land shown as "Lot 1" on a plan entitled: "Plan of Land for Searle Street & Lisa Lane, Georgetown, Massachusetts (Assessors Map 10 Lots 20, 20A, 20B) & (Assessors Map 16 Lot 92), Prepared for James Bussing, 160 West Main Street, Georgetown, MA 01833", dated 8-4-2008, prepared by Apple Associates, Inc., and to authorize the Conservation Commission to accept, for conservation purposes, a gift of land shown as "Map 16, Lot 92" on said plan.

Fin Com voted 8-0 in favor

EXPLANATION: This parcel will be split with 11 acres going to Park & Rec and 27 acres going to the Conservation Commission

There was no discussion on this article.

ACTION: By a show of hands; the Moderator declared the motion carried by a majority.

MOTION TO ADJOURN: Matt Vincent moved and it was seconded by Evan O'Reilly to dissolve the special town meeting.

ACTION: By voice vote, the motion carried unanimously.

The time is 8:20 P.M.

A true copy attest:

Janice M. McGrane, Town Clerk

**Town of Georgetown
Annual & Special Town Meeting
May 4, 2009**

The Annual Town Meeting was held at 7 PM in the auditorium at the Georgetown Middle High School.

The meeting was called to order at 7 PM. We have a quorum. The return of the warrant has been properly served.

The Georgetown Police Department Honor Guard led us in the Pledge of Allegiance.

A plaque was presented to Matt Vincent, Chairman of the Board of Selectmen by Phil Trapani for his years of service to the Town. Matt will not be seeking re-election this year.

The invocation was given by Rev. Jim McLaughlin of the New Life Community Church.

The Moderator announced the non-voting members in the audience and on the stage.

Georgetown's first Unsung Hero Award was presented to Jim Lacey for his many years of service and dedication to the town by Sandy Gerraughty and Matt Vincent.

The Moderator asked for a motion to adopt a 5 minute speech limit.

MOTION: Reg Tardif

2ND: Chris Rich

The motion passed by a majority

The Moderator accepted a motion from Harry LaCortiglia and a second from Chris Rich to adjourn to the Special Town Meeting for fiscal 2009 business.

ACTION: The motion passed by a majority.

SPECIAL TOWN MEETING

Article 1: Adjustments to the Fiscal Year 2009 operating budget (STM05/09-01)

To see if the Town will vote to amend the vote taken under Article 3 of the 2008 Annual Town Meeting warrant for the purpose of adjusting line items in the FY09 budget, and, as necessary, to raise and appropriate or transfer and appropriate from available funds a sum of money for the purpose of supplementing departmental expenses, or take any other action relative thereto.

MOTION:

Robin O'Malley moved and it was seconded by Sandy Gerraughty to appropriate from free cash, the sum of \$175,000 to be allocated to Fiscal 2009 budget line number 14231, "Snow/Ice Control" for the purpose of eliminating a portion of the deficit in this account for Fiscal 2009.

EXPLANATION: Robin O'Malley stated that they would leave the remainder of the deficit for fall town meeting.

ACTION: By a show of hands, the Moderator declared this passed by a majority.

Article 2: Amendment to Article 27C of the ATM Warrant May 5, 2008 "Harry Murch Park" (STM05/09-02)

To see if the Town will vote to amend the vote taken under Item C of Article 27 of the 2008 Annual Town Meeting, which appropriated \$115,000 from Community Preservation Undesignated Account and \$35,000 from Community Preservation Historic Reserve for the historic restoration and preservation of Harry Murch Park, to authorize expenditure of such funds as follows:

for historic preservation purposes, *the historic rehabilitation and restoration*, and preservation of Harry Murch Park through the undertaking of the work necessary therefore, and further *to reconfigure the park per the concept plan prepared for the Georgetown Historical Commission by the Professional Landscape Architects of the Walker-Kluesing Design Group*; and further, to temporarily relocate memorials currently located at said park to the Historic Veterans Memorial Green at Jackman and Warren Streets and to properly provide for their preservation *during the park's rehabilitation, and in addition to fund the replacement of the badly deteriorated wooden guard rail fence around said VFW Green*; such funds to be expended under the direction of the Georgetown Historical Commission and the Town Highway Department; provided, however, that any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect.

Or take any other action in relation thereto.

Motion (Rec'd from Harry LaCortiglia, 5/4/09, 10:30AM)

Harry LaCortiglia moved and it was seconded by Deb Jackson to amend the vote taken under Item C of Article 27 of the 2008 Annual Town Meeting, which appropriated \$115,000 from the Community Preservation Undesignated Account and \$35,000 from Community Preservation Historic Reserve for the historic restoration and preservation of Harry Murch Park, as set forth in the warrant; and further, to transfer the sum of \$15,800 from the amount appropriated under said Item C to the Community Preservation Fund Historic Reserve.

EXPLANATION: Harry- this corrects the term used in the motion at last years town meeting.

DISCUSSION: Steve Epstein asked if this change will affect the look of the park.

Harry LaCortiglia: No

Bob Davidson made a motion to move the question and it was seconded by Ed DesJardins

ACTION TO MOVE THE QUESTION: Passed by a 2/3 rds vote.

ACTION ON MAIN MOTION: By a show of hands the Moderator declared this passed by a majority.

MOTION TO DISSOLVE THE STM: Harry LaCortiglia, seconded by Deb Jackson

ACTION: By a show of hands the Moderator declared this passed by a majority. We will now reconvene the annual town meeting.

Article 1: Town Officers and Committee Reports (ATM09-01)

To hear and act on the reports of the Town Officers and Committees.

Finance Committee: Robin O'Malley explained the budget process and what has gone on over the last few months to arrive at a balanced budget.

The Moderator moved on to the Consent Calendar which is articles #5 through #11. They will remain in order in the minutes of this town meeting

Article 2: General Operating Budget/Reserve Fund (ATM09-02)

To see if the Town will raise and appropriate, or appropriate by transfer from available funds, a sum of money to defray charges and expenses of the Town, including debt and interest and including support of the schools, to fix salaries of the several elected offices of the Town, as provided by section 108, Chapter 41, General Laws, as amended, and to provide for a reserve fund for the ensuing year, as set forth in the Finance and Advisory Board Proposed Budget and Town Meeting Warrant for the Fiscal Year beginning July 1, 2009, or take any other action in relation thereto.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

MOTION:

Robin O'Malley moved and it was seconded by Dave Bjork that the Town raise and appropriate the sum of \$19,979,514, appropriate by transfer from the Water Department Enterprise Fund the sum of \$221,113, and transfer from Septic Betterment the sum of \$21,086, for a total appropriation of \$20,221,713, to defray charges and expenses of the Town for the fiscal year beginning July 1, 2009, including support of the town's public schools and Whittier Regional Vocational Technical High School, to fix salaries of the several elected offices of the town, and to provide for a reserve fund for the Fiscal Year beginning July 1, 2009, in accordance with the line items and Finance Committee and Advisory Board's report to the May 4, 2009, Annual Town Meeting.

MOTION TO AMEND:

Harry LaCortiglia moved and it was seconded by Tillie Evangelista that the budget line item number 11752 in the amount of 48,764 be amended to the amount of 72,014 with the additional 23,250 to come from Free Cash.

Discussion:

Evan O'Reilly stated that 3 salary line items from this year's budget were cut and that we shouldn't be increasing the Planners wages from part time to full time.

Harry LaCortiglia explained that 43D requires that the planner's hours be increased to full time. We are applying for a 2 year grant through the state which may pay for this increase.

Robert Kelley asked if after the two year grant, the Planner would be willing to step back to part time because the Town would now be responsible for paying this increased salary.

Harry LaCortiglia couldn't answer that question right now.

Rose Provencher asked if this change went before the Personnel Board.

Robin O'Malley who is currently serving on the Personnel Board said they knew nothing of this.

Steve Epstein recommended rejecting this amendment.

Hugh Carter from the Planning Board says we need this to move Georgetown forward.

Kathy Roche stated the Town Clerks office has been looking for increased hours for the last 3-4 years and have been denied due to budget concerns. We deal with the entire population in Georgetown.

Evan O'Reilly made a motion to Article 2 as amended to transfer from free cash \$1,053 to line item 11752 and 46493 to line item 12951 and it was seconded by Harry LaCortiglia.

Steve Epstein asked for a balance in Free Cash.

David Surface, Fin Com stated it was \$688,000 before tonight's town meeting. Jim Lacey stated that if everyone does this sort of thing tonight that we will have no money left.

Harry LaCortiglia stated it is up to the people at town meeting. That's the final vote.

Steve Delaney gave an explanation on the line items that were cut. ZBA wages, Inspectional Services and Board of Health. He said it was a difficult decision but things could have been worse. No one lost their job.

Evan stated that these only total .09% of the budget. Only 3 depts were cut.

Chris Rich stated that a 1% increase to the non-union employees this year was an embarrassment, What did Police & Schools get for increases. Not proper to take anything away.

Matt Vincent called to move the question

It was seconded by Paul Taraszuk.

This motion was pass by a majority

ACTION ON AMENDMENT ONLY: This did not pass.

ACTION: MAIN MOTION ON ARTICLE 2 AS AMENDED: After a hand count by the tellers, the motion carried Yes 91, No 76.

Article 3: Stabilization Fund (ATM09-03)

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to be added to the Stabilization Fund, or take any other action in relation thereto.

The Finance and Advisory Board voted to pass over this article. (Vote: 7-0)

This article was passed over

Article 4: Water Department Operating Budget (ATM09-04)

To see if the Town will appropriate the receipts and available funds of the Water Department Enterprise Fund for the operation of the Water Department under the direction of the Water Commissioners for the Fiscal Year beginning July 1, 2009, or take any other action in relation thereto.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

MOTION

Reidar Bomengen moved and it was seconded by George Comiskey that the Town appropriate Water Department Enterprise Revenues for the operation of the Water Department under the direction and control of the Water Commissioners in accordance with the Water Department Budget as shown in the Finance & Advisory Board's Report to the May 4, 2009 Annual Town Meeting for the Fiscal Year beginning July 1, 2009, such that a total of \$1,210,556 is appropriated for direct operating cost and a total of \$221,113, as appropriated under Article 2, to the Town to pay indirect costs.

There was no discussion.

ACTION: This article passed by a majority.

{BEGIN CONSENT CALENDAR}

All articles in the consent calendar were read by the Moderator

ARTICLES 5-11– Majority vote on all articles in consent calendar

Article 5: Municipal Light Department Continuation of Operation (ATM09-05)

To see if the Town will appropriate receipts of the Municipal Light Department for the operation of said Department under the direction and control of the Municipal Light Board, as defined in Section 34, Chapter 164, General Laws, for the Fiscal Year beginning July 1, 2009, or take any other action in relation thereto.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

Article 6: Zoning Board of Appeals Revolving Fund (ATM09-06)

To see if the Town will vote to continue the Zoning Board of Appeals Revolving Fund as authorized by Chapter 44, Section 53E ½ of Massachusetts General Laws. This fund shall be funded by applicants' fees to be expended without further appropriation for the purpose of application review including, but not limited to review services, clerical, legal expenses, equipment and office supplies. The Zoning Board of Appeals may expend from this account an

amount not to exceed \$ 20,000 for the Fiscal Year beginning July 1, 2009; or take any other action in relation thereto.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

Article 7: Road Machinery Fund (ATM09-07)

To see if the Town will vote to continue the Road Machinery Fund as authorized by Chapter 44, Section 53E ½ of the Massachusetts General Laws. This fund shall be funded by payments for rental of Highway machinery and shall be expended without further appropriation for the purpose of purchasing highway equipment. The Highway Surveyor, with approval of the Board of Selectmen, may expend from this account an amount not to exceed \$25,000, or the balance in the account, whichever is lesser, for the Fiscal Year beginning July 1, 2009 or take any other action in relation thereto.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

Article 8: Conservation Commission Revolving Fund for Camp Denison (ATM09-08)

To see if the Town will vote to continue a Conservation Commission Revolving Fund for Camp Denison as authorized by Chapter 44, Section 53E ½ of Massachusetts General Laws. This fund shall be funded by program fees, facility use charges and outside vendor charges to be expended without further appropriation for the purpose of maintaining the support of the land and facilities including, but not limited to utilities, seasonal staff, legal expenses, equipment and office supplies. The Conservation Commission may expend from this account an amount not to exceed \$12,000 for the Fiscal Year beginning July 1, 2009; or take any other action in relation thereto.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

Article 9: Local Access Programming (ATM09-09)

To see if the Town will vote to continue a Cable Television Revolving Fund as authorized by Chapter 44, Section 53E ½ of Massachusetts General Laws. This fund shall be funded by the Annual License Fee and the PEG Capital Funding (Section 7.4 of the contract) paid by Comcast and Verizon to the Town to be expended without further appropriation for the purpose of Local Access Programming, including but not limited to, utilities, salaries, equipment, maintenance and office supplies. The Cable Advisory Committee, with the approval of the Board of Selectmen, may expend from this account an amount not to exceed \$80,000 for the Fiscal Year beginning July 1, 2009; or take any other action in relation thereto.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

Article 10: Chapter 90 Reimbursement, Transportation Bond (ATM09-10)

To see if the Town will appropriate the sum of \$220,246, or any other sum to be reimbursed by the Commonwealth of Massachusetts under the Transportation Bond issue, to be spent by the Highway Surveyor, with approval of the Board of Selectmen, under the provisions of Chapter 90 of the General Laws, or take any other action in relation thereto.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

Article 11: Fire Department, Fire Alarm Revolving Fund (ATM09-11)

To see if the Town will vote to continue a Georgetown Fire Department Revolving Fund as authorized by Chapter 44, Section 53E ½ of the Massachusetts General Laws. This fund shall be funded by the annual fees charged for connection to the Municipal Fire Alarm system to be expended without further appropriation for the purpose of maintaining the Municipal Fire Alarm System. The Fire Department may expend from the account an amount not to exceed \$10,000 for the Fiscal Year beginning July 1, 2009; or take any other action in relation thereto.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

A motion to accept the consent calendar was made by Chris Rich and seconded by Missy Bjork.

ACTION: The motion passed by a majority.

{END CONSENT CALENDAR}

Article 12: Fire Department, Ladder Truck Payment (ATM09-12)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$77,000 for the Fiscal Year 2010 lease payment for the Fire Department ladder truck, or take any other action thereon.

The Finance and Advisory Board recommends approval of this article. (Vote: 6-1)

Motion:

Robin O'Malley moved and it was seconded by Chris Rich to appropriate from the Stabilization Fund the sum of \$77,000 for the Fiscal Year 2010 lease payment for the Fire Department ladder truck.

DISCUSSION: Steve Epstein asked why this payment on the lease was coming from the Stabilization Fund.

EXPLANATION: Steve Delaney, Town Administrator, stated that this was the 3rd year that it was coming from this fund.

ACTION: The Moderator declared the motion carried by a 2/3 vote.

Article 13: Citizen Petition: Re-Appropriate Bailey Lane Bridge Funds (ATM09-29)

To see if the Town will vote to re-appropriate the \$200,000 designated for the reconstruction of the Bailey Lane Bridge, and to re-designate the purpose for which these funds were originally appropriated at the May 2007 Annual Town meeting under Article 14, for the purpose of one or more of: (i) the replacement of the roof at the old highway garage, including all costs incidental and related thereto; (ii) the repair/replacement of the roof at the public safety building, including all costs incidental and related thereto; and (iii) the repair /replacement of the HVAC system at the public safety building, including all costs incidental and related thereto; said funds to be expended under the direction of the Board of Selectmen, with any remaining funds of the \$200,000 to be transferred to Town's Reserve Fund, or take any action relative thereto.

The Finance and Advisory Board did not recommend approval of this article. (Vote: 0-7)

MOTION: Lauren MacDonald moved and it was seconded by Nicholas Bruno that the Town re-appropriate the \$200,000 designated for the reconstruction of the Bailey Lane Bridge, and to re-designate the purpose for which these funds were originally appropriated at the May 2007 Annual Town meeting under Article 14, for the purpose of one or more of: (i) the replacement of the roof at the old highway garage, including all costs incidental and related thereto; (ii) the repair/replacement of the roof at the public safety building, including all costs incidental and related thereto; and (iii) the repair /replacement of the HVAC system at the public safety building, including all costs incidental and related thereto; said funds to be expended under the

direction of the Board of Selectmen, with any remaining funds of the \$200,000 to be transferred to Town's Reserve Fund, or take any action relative thereto.

EXPLANATION: Lauren MacDonald explained that this article asks the voters to reappropriate the monies for more pressing projects which would benefit the greater good of the town. She stated the most of the people in that area would like to keep the bridge closed and many signed the petition.

DISCUSSION: Mark Unger would like to see this bridge open. Minutes save lives. Mutual aid just recently went the wrong way. This is a safety issue.

Brad Shores stated he did not sign that petition. It is very difficult to go around town to get to West Main Street and this creates safety issues. This bridge being closed is not fair to them as taxpayers. This is not a bridge, it is a culvert. We should vote against this.

Drew Fraser, Claire Maimone and Anthony Maimone had same safety concerns.

The question was raised to Peter Durkee, Highway Surveyor if he could get this done as a culvert and get the road opened for the \$200,000. Peter said he spoke with the engineering firm today and indicated that he could get it done for less than the \$200,000

ACTION: The Moderator declared that this article did not pass by a majority.

Article 14: Public Safety, Roof Replacement (ATM09-13)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$125,000 for the repair/replacement of the roof at the public safety building, including all costs incidental and related thereto, or take any other action in relation thereto.

The Finance and Advisory Board recommends approval of this article. (Vote: 6-0)

MOTION:

Don Cudmore moved and it was seconded by Matt Vincent to appropriate the sum of \$125,000 from Free Cash for the repair/replacement of the roof at the public safety building, including all costs incidental and related thereto, said funds to be under the direction and control of the Town Administrator and the Board of Selectmen in consultation with the Finance and Advisory Committee or its authorized representative.

DISCUSSION: Steve Epstein asked when this project will go out to bid. It's best to do a roof in warm weather.

Steve Delaney stated they will wait until fall to see what the finances are. It's possible it could be earlier.

ACTION: By a show of hands, the Moderator declared the motion passed by a majority.

Article 15: Old Highway Garage, Roof Replacement (ATM09-14)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$50,000 for the repair/replacement of the roof at the old highway garage, including all costs incidental and related thereto, or take any other action in relation thereto.

The Finance and Advisory Board recommends approval of this article. (Vote: 8-0)

MOTION:

Peter Durkee moved and it was seconded by Robin O'Malley to appropriate the sum of \$50,000 from Free Cash for the repair/replacement of the roof at the old highway garage, including all costs incidental and related thereto.

EXPLANATION: Peter Durkee stated that they had a roofing company checking the roof last fall and his foot fell right through the roof. There are at least 1 dozen holes in the metal roof.

ACTION: The Moderator declared this passed by a majority.

Article 16: Fire Department, Implementation of Vaccine Program (ATM09-16)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$9,500 for the establishment of a Hepatitis B vaccination program for public safety personnel, or take any other action related thereto.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

MOTION

Russ Moyer moved and it was seconded by Dave Bjork to appropriate the sum of \$1,500 from free cash for the establishment of a Hepatitis B vaccination program for public safety personnel including all costs incidental and related thereto.

EXPLANATION: These vaccinations are given to protect personnel.

ACTION: The Moderator declared the motion passed by a majority.

Article 17: School Department, Request for Various Items (ATM09-17)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$43,935 for Replacement of Cafeteria Doors at GMHS (\$ 9,000); New Elementary Science Curriculum (\$16,000); New Web Design course Software/Texts (\$4,473); New Science books and kits for the middle school (\$ 5,519); New Health textbooks for the middle school (\$ 1,943); and 10 New Infocus projectors for the high school (\$7,000), or take any other action related thereto.

This article was passed over

Article 18: Establishment of Capital Fund (ATM09-19)

To see if the Town will vote to raise and appropriate or transfer from available funds a sum not to exceed \$50,000 for the purpose of establishing a special purpose stabilization fund, to be known as the Capital Fund, under the provisions of Massachusetts General Laws Chapter 40, Section 5B, with said funds being appropriated by the Town Meeting for improvements and/or repairs to municipal buildings and infrastructure, or take any other action related thereto.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

MOTION:

Tim Ruh moved and it was seconded by Robin O'Malley to establish a special purpose stabilization fund, pursuant to the provisions of G.L. c.40, §5B, to be known as the Capital Fund, such fund to be expended for improvements and/or repairs to municipal buildings and infrastructure, and, for such purposes, to appropriate the sum of \$5,000 from Free Cash.

ACTION: The Moderator declared the motion carried by a 2/3 vote.

Article 19: Conservation Commission, Request for Appropriation to the Conservation By-Law Account (ATM09-20)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$10,000, (an amount that was earlier received by the Conservation Commission and deposited to the general fund of the town), said amount to be appropriated to the Conservation By-Law Account, or take any other action related thereto.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

MOTION:

Carl Shreder moved and it was seconded by Harry LaCortiglia to appropriate from free cash the sum of \$10,000 to the Conservation Bylaw Account.

EXPLANATION: These are funds given to the Conservation Commission that went into the general fund in error. It is just a housekeeping item.

ACTION: The Moderator declared the motion passed by a majority.

Article 20 was going to be voted in the same manner as the consent calendar. Every article was designated by the voters as a hold, so they will be voted individually.

Article 20: Community Preservation Committee (ATM09-21)

Article A: Community Preservation General Budget

To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2010 Community Preservation budget and to appropriate, pursuant to G.L. Ch. 44B §6 from the Community Preservation Fund estimated annual revenues a sum of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2009; and further, pursuant to G.L. Ch. 44B §6, to reserve for future appropriation from Community Preservation Fund estimated annual revenues the following amounts as recommended by the Community Preservation Committee: a sum of money for the acquisition, creation and preservation of open space, excluding land for recreational use; a sum of money for acquisition, preservation, restoration and rehabilitation of historic resources; a sum of money for the creation, preservation and support of community housing; as well as a sum of money to be placed in the 2009 Budgeted Reserve for general Community Preservation Act projects or purposes as recommended by the Community Preservation Committee; or take any other action related thereto.

Article B: Community Preservation Community Housing Category, "Roof Replacement"

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Affordable Housing Reserve, the amount of \$40,000.00 to be allocated to the Georgetown Housing Authority for the purpose of replacing the roofs on the buildings at 1 through 5 Hemlock Lane, pursuant to a grant agreement between the Board of Selectmen and said Housing Authority,. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect, or take any other action related thereto.

Article D: Community Preservation Historic Resources Category, “Historic Gravestones Preservation at Union Cemetery”

To see if the Town will vote, pursuant to G.L. c. 44B, to appropriate from Community Preservation Fund Historic Reserve , the amount of \$47,750.00) to be expended under the direction of the Georgetown Historical Commission for the restoration and conservation of 86 of the most deteriorated of the 374 gravestones and monuments requiring conservation, . Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect, or take any other action related thereto.

Article F: Community Preservation Open Space Category, “Conservation Restriction Endowment”

To see if the Town will vote, pursuant to M.G.L. Ch. 44B, to appropriate from Community Preservation Fund Undesignated Account the amount of \$15,000.00 to be given to the Essex County Greenbelt Association pursuant to a grant agreement between the Board of Selectmen and such Association for the purpose of management of a conservation restriction in the Town-owned parcel acquired pursuant to the vote taken under Article 28(I) of the 2007 Annual Town Meeting, shown as Assessors Map 9A, Lot 8F (the recently purchased Camp Denison Adjacent land parcel). Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect, or take any other action related thereto.

Article G: Community Preservation Open Space Category, “Pentucket and Rock Ponds Preservation”

To see if the Town will vote, pursuant to M.G.L. c.44B, to appropriate from Community Preservation Fund Undesignated Account \$15,000 to be allocated to protect ponds from point source and non-point source discharges of stormwater. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect, or take any other action related thereto.

Article H: Community Preservation Historic Resources Category, “Historic Schoolhouse No. 3”

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Historic Reserve Account, the amount of \$10,000.00 to be expended under the direction of the Georgetown Historical Commission for the restoration of the original windows to the only remaining schoolhouse in Georgetown. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect, or take any other action related thereto.

Article I: Community Preservation Historic Resources Category, “Historic Shoe Shop Preservation”

To see if the Town will vote, pursuant to G. L. c.44B, to appropriate from the Community Preservation Fund Historic Reserve the amount of \$7,000.00 for the Georgetown Historical Society for the restoration of the only remaining shoe shop in Georgetown, located at 108 East Main Street, Georgetown, MA, pursuant to a grant agreement between the Board of Selectmen and said Society, which agreement shall provide for the provision to the Town of a preservation restriction in said property. Any funds from this appropriation remaining unspent after a period of three years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect, or take any other action related thereto.

At the time of printing of the warrant, the Finance and Advisory Board was not able to make a recommendation on the CPC article.

CPC Annual Report for the May 4th 2009 ATM

In the fiscal year 2008 the town received:

\$281,669.12

(two hundred eighty one thousand six hundred sixty-nine dollars and twelve cents) in local receipts

\$268,815.00

(two hundred sixty eight thousand eight hundred fifteen dollars) in our state match, which was a 99.12 percent match from the reported local 07 receipts.

\$53,626.91

(fifty three thousand six hundred twenty six dollars and ninety one cents) in Earnings on investments In addition to

\$631.28

(six hundred thirty one dollars and twenty one cents in other receipts

Which brings the total revenue to:

\$604,742.31

(six hundred four thousand seven hundred forty two dollars and thirty one cents)

To everyone who submitted projects for consideration this year, the Community Preservation committee would like to say, "Thank You" for trying to make and keep Georgetown a nicer place to live.

(CPC motions received from Harry LaCortiglia, 5/4/09, 10:30AM)

MOTION:

Harry LaCortiglia moved and it was seconded by Chris Rich that the Town hear a report from the Community Preservation Committee and that the amounts identified as items B, D, and F through I under Article 20 of the warrant be appropriated or reserved from Fiscal Year 2010 Community Preservation Fund Revenues, or transferred from prior year's revenues for Community Preservation purposes, all as specified in said items B, D and F through I under Article 20 of the warrant and further :

I move that the Town appropriate from the Community Preservation Fund:

\$27,500 (less than 5% of the estimated FY revenues) to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for the Fiscal Year;

and reserve for future appropriation the following amounts as recommended by the Community Preservation Committee:

\$62,000 (>10% of the estimated FY revenues) for the acquisition, creation and preservation of open space excluding land for recreational use.

\$62,000 (>10% of the estimated FY revenues) for acquisition and preservation of historic resources; and

\$62,000 (>10% of the estimated FY revenues) for the creation, preservation and support of community housing.

Fin Com votes: A) 7-0-1 ; B) 7-0-1; D) 0-6-2 F) 8-0 G) 8-0 H) 8-0 I) 7-0-1

DISCUSSION: Tim Ruh questioned spending \$47,000 on 86 grave stones, is it the best use for the money. Ed Desjardins stated these require conservation. These are the worst stones and no work has been done for 260 years. Terry Hart quoted MGL that there are veterans in those graves and we are responsible. Steve Epstein questioned spending \$15,000 (G) on what? Carl Shreder explained that this will correct the situation with any pipes going to the ponds for stormwater. Tom McGrane questioned (B) asked who owns the buildings at Trestle Way that we keep replacing roofs on, the state or the Town? Beverly Enos responded the state. Then why does the Town keep paying to maintain their buildings? Betty Davidson claims the state does not have the money to maintain their buildings and this benefits our town.

Steve Epstein moved to amend the main motion by striking Article G

There is no second.

ACTION: By a show of hands the Moderator declared the motion carried by a majority.

Article C: Community Preservation Historic Resources Category, "Historic Town Hall Restoration and Rehabilitation"

To see if the Town will vote, pursuant to G.L. c.44B, to appropriate from Community Preservation Fund Historic Reserve and the Community Preservation Fund Undesignated account, the amount of \$130,000.00 (for the Restoration and Rehabilitation of the Historic Town Hall and development by an architect specializing in preservation of a Comprehensive Conditions Assessment for that historic property. Also that the Board of Selectmen be authorized to enter into all agreements and execute any and all instruments for any grants to defray the costs associated with this initiative. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect, or take any other action related thereto.

MOTION:

Harry LaCortiglia moved and it was seconded by Rose Provencher that the Town vote to appropriate \$130,000.00 from the Community Preservation Fund Undesignated account balance for the purposes set forth in the warrant.

EXPLANATION: Steve Delaney explained that this was part 2 of the work that was started years ago. AC was not completely installed. This will eliminate the need for putting in and taking out of the numerous air conditioners in the windows. The windows need to be restored. This will develop a plan to take care of the building.

Fin Com vote was 8-0

ACTION: By a show of hands, the moderator declared this passed by a majority.

Article E: Community Preservation Recreational Land Use Category, "Active Recreational Land Purchases"

To see if the Town will vote, pursuant to M.G.L. c.44B, to appropriate a sum of money from the Community Preservation Fund Undesignated Account, for:

- (1) Acquisition of the fee or lesser interest, including all costs incidental and related thereto, in two parcels of land commonly known as (insert street or landmark information if appropriate), the first of which comprises approximately 14.8 acres, and is shown as Assessors Map 10, Lot 4, the second of which comprises approximately ___ acres, and is shown as Assessors Map 10, Lot 8, and to authorize the Board of Selectmen to acquire said parcels or interests therein for active recreation purposes by gift, purchase, eminent domain or otherwise, said parcels to be managed and controlled by the Parks and Recreation Commission of the Town of Georgetown; and,

- (2) Engineering, permitting, and development of the above-referenced parcels, including all costs incidental and related thereto, for access to and use as Active Recreational Municipal Facilities.

And further, that the Board of Selectmen, Community Preservation Committee and the Parks and Recreation Commission be authorized to enter into all agreements and execute any and all instruments for any grants to defray the costs associated with the purchase and development of the parcels; and

To authorize the Board of Selectmen to convey a conservation restriction in accordance with M.G.L. Chapter 184, as required by Section 12(a) of Chapter 44B as amended, as may be necessary on behalf of the Town of Georgetown to affect said purchase. Any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only after a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect, or take any other action related thereto.

MOTION: Jim Dimento moved and it was seconded by Harry LaCortiglia that the Town appropriate the sum of \$144,000 from the Community Preservation Fund Undesignated Account, for:

- (1) Acquisition of the fee or lesser interest, including all costs incidental and related thereto, in two parcels of land off Pillsbury Lane, the first of which is shown as Assessors Map 10, Lot 4, believed to be owned by James N. Tolman, the second of which is shown as Assessors Map 10, Lot 8, believed to be owned by the New Life Community Church; and

- (2) Engineering, permitting, and development of the above-referenced parcels, including all costs incidental and related thereto, for access to and use as Active Recreational Municipal Facilities;

and authorize the Board of Selectmen to acquire said parcels or interests therein for active recreation purposes by gift, purchase, eminent domain or otherwise, said parcels to be managed and controlled by the Parks and Recreation Commission of the Town of Georgetown;

And further to authorize the Board of Selectmen, Community Preservation Committee and the Parks and Recreation Commission to enter into all agreements and execute any and all instruments for any grants to defray the costs associated with the purchase and development of the parcels; and to authorize the Board of Selectmen to convey a conservation restriction in said parcels in accordance with M.G.L. Chapter 184, as required by Section 12(a) of Chapter 44B as amended, as may be necessary on behalf of the Town of Georgetown to affect said purchase, provided that any funds from this appropriation remaining unspent after a period of 3 years from the date of the approval of this article will be returned to the Community Preservation fund only upon a vote by the Community Preservation Committee determining that it is unlikely the remaining appropriated funds will need to be spent to this effect.

Fin Com vote 5-2-1

DISCUSSION: Tim Ruh asked what the use of this land will be. Jim DiMento stated, baseball, soccer and possibly a skate park behind the church. Sandy Gerraughty asked who will maintain these fields and Jim responded that they assume GAA will. Brad Shores, President of GAA stated that by adding more fields we can rest some of the fields. Sometimes West St. fields are

closed when turtles lay their eggs on the fields, the fields cannot be fertilized as they are close to our water supply and these additional fields would take some of the pressure off the proposed fields for Stone Row.

MOTION: Jeff Wade moved and it was seconded by Harry LaCortiglia to move the questions.

ACTION: The motion carried by a 2/3 vote.

ACTION ON MAIN MOTION: By a show of hands, the Moderator declared the main motion passed by a majority.

Article 21: Planning, 43D Expedited Permitting District (ATM09-22)

To see if the Town will accept the provisions of Chapter 43D of the Massachusetts General Laws and to approve and authorize the Board of Selectmen to file a formal application with the Interagency Permitting Board for the designation of an Expedited Permitting District of the following parcels within the “Route 133/ I-95 Expedited Permitting District”: Assessors Map 14 - Lots 7, 8A, 8B, 8c, and 10 and Assessors Map 15 – Lots 27, 44, 45, 46, and 68; or take any other action thereon.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

MOTION

Hugh Carter moved and it was seconded by Harry LaCortiglia to accept the provisions of Chapter 43D of the Massachusetts General Laws and to approve and authorize the Board of Selectmen to file a formal application with the Interagency Permitting Board for the designation of two Expedited Permitting Districts including the following parcels within the “Route 133/ I-95” and “National Ave.” Expedited Permitting Districts”: Assessors Map 14 - Lots 7, 8A, 8B, 8c, and 10 and Assessors Map 15 – Lots 27, 44, 45, 46, and 68.

EXPLANATION: Hugh Carter stated this would stimulate economic development because a decision would be granted in 180 days.

ACTION: By a show of hands, the Moderator declared this passed by a majority.

Article 22: Planning, Georgetown Square 40R Smart Growth Overlay District (ATM09-23)

To see if the Town will vote to amend the Zoning Bylaw by inserting a new section, Section §165-135 – Georgetown Square Overlay District (GSOD), making an amendment to the definition of Overlay Districts in Section 165-7, and adopting an amendment to the Zoning Map, all substantially as on file with the Planning Board and Town Clerk. The proposed GSOD will allow “as-of-right” residential uses above the ground floor within mixed-use buildings or with multi-family uses in an eight acre overlay district containing four sub-district areas. The proposed GSOD includes requirements for: 20% of the units to be designated as affordable housing; the Planning Board to be the permit granting authority; procedural requirements; reduced dimensional and density requirements; the plan approval process; submission requirements; and a set of comprehensive design and development standards covering items including but not limited to building and site design, landscaping, lighting, parking, energy efficiency and utility requirements. The proposed amendment also inserts a definition for “Overlay Districts” in Section 165-7, adds an exemption for 40R developments under §165-17 Rate of Development Bylaw, and proposes an amendment to the zoning map to create the GSOD; or take any other action thereon.

§165-135. Georgetown Square 40R Overlay District

1. PURPOSE

The purpose of this Bylaw is to establish the Georgetown Square Overlay District (GSOD) to encourage smart growth in accordance with the purposes of G. L. Chapter 40R and to foster a range of housing opportunities within mixed use buildings to be proposed in a distinctive and attractive site development program that promotes compact design, preservation of open space, and a variety of transportation options, including enhanced pedestrian access to employment and nearby transportation systems. Other objectives of this Section are to:

1. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities within Georgetown Square;
2. Provide for a full range of housing choices for households of all incomes, ages, and sizes in order to meet the goal of preserving Georgetown's unique community character;
3. Increase the production of a range of housing units to meet existing and anticipated housing needs;
4. Provide a mechanism by which mixed-use and residential development can contribute directly to increasing the supply and diversity of housing and promote economic development within Georgetown Square;
5. Establish requirements, standards, and guidelines, and ensure predictable, fair and cost-effective development review and permitting;
6. Establish development standards to allow context-sensitive design and creative site planning that is compatible with the surrounding neighborhood, protects neighborhood property values and enhances its unique natural, cultural and historic resources;
7. To encourage the permanent preservation of contiguous open space, scenic vistas, agricultural land, forestry land, wildlife and rare species habitat, other natural resources and features, including aquifers, waterbodies, areas of critical environmental concern, and wetlands, and historical and archeological resources, in a manner that is consistent with the Master Plan and Open Space Plan;
8. To encourage a more efficient and compact form of development that consumes less open land and natural materials and conforms to existing topography and natural features better than a conventional commercial or housing development; and
9. Enable the Town to receive Zoning Incentive Payments and/or Density Bonus Payments in accordance with G. L. Chapter 40R, 760 CMR 59.06, and G.L. Chapter 40S arising from the development of housing in the GSOD.

2. DEFINITIONS

For purposes of this Overlay District the following definitions shall apply. All capitalized terms shall be defined in accordance with the definitions established under the Enabling Laws or Section 2.0, or as set forth in the Planned Approval Authority (PAA) Regulations. To the extent that there is any conflict between the definitions set forth in Section 2.0 or the PAA Regulations and the Enabling Laws, the terms of the Enabling Laws shall govern.

Administering Agency – the Georgetown Affordable Housing Trust or other qualified housing entity designated by the Board of Selectmen, pursuant to Section 6, to review and implement the Affordability requirements affecting Projects under Section 6.

Affordable Homeownership Unit - an Affordable Housing unit required to be sold to an Eligible Household.

Affordable Housing Unit - housing that is affordable to and occupied by Eligible Households.

Affordable Housing Restriction - a deed restriction of Affordable Housing meeting statutory requirements in G.L. Chapter 184, Section 31 and the requirements of Section 6 of this Bylaw.

Affordable Rental Unit - an Affordable Housing unit required to be rented to an Eligible Household.

Applicant – the individual or entity that submits a Project for Plan Approval.

As-of-right - a use allowed under Section 5 without recourse to a special permit, variance, zoning amendment, waiver or other form of zoning relief. A Project that requires Plan Approval by the PAA pursuant to Sections 7 through 12 shall be considered an as-of-right Project.

Department or DHCD - the Massachusetts Department of Housing and Community Development and any successor agency.

Design Standards –The Design Standards listed in Section 12 are applicable to all Projects within the GSOD that are subject to Plan Approval by the PAA.

Developable Land – all land within the GSOD that can be feasibly developed into residential development. Developable Land shall not include:

1. Substantially Developed Land;
2. Open Space;
3. The right-of-way of existing public streets, ways, and transit lines;
4. Land currently in use for governmental functions (except to the extent that such land qualifies as Underutilized Land); or
5. Areas exceeding one-half (0.5) acre of contiguous land that are:
 - Protected wetland resources (including buffer zones) under federal, state, or local laws;
 - Rare species habitat designated under federal or state law;
 - Characterized by steep slopes with an average gradient of at least 15%;
 - Subject to any other local bylaw, or regulation that would prevent the development of residential or Mixed-Use Development Projects at the As-of-right densities set forth in M.G.L. 40R.

Eligible Household - an individual or household whose annual income is less than 80 percent of the area-wide median income as determined by the United States Department of Housing and Urban Development (HUD), adjusted for household size, with income computed using HUD's rules for attribution of income to assets.

Enabling Laws – G.L. Chapter 40R and 760 CMR 59.00.

Future Open Space – To the extent feasible under the GSOD, the area, identified on the Sub-District Plan as Future Open Space, as shown in Exhibit 1, shall be set aside a dedicated as permanent open space areas through the use of a conservation restriction as defined in G.L. c. 184 or other effective means.

GSOD – the Georgetown Square Overlay District (GSOD) established in accordance with this Section.

Maximum Building Area - Maximum Building Area includes the total area used for all buildings, primary access, driveways, parking, loading areas and stormwater management areas.

Multi-Family Residential Use – an apartment or condominium unit in a building that contains or will contains three or more such units.

Minimum Open Space –The minimum open space area required under Section 7.1 shall be perpetually kept in an open state, preserved exclusively for the purposes set forth herein, and maintained in a manner which will ensure its suitability for its intended purposes. The open space shall be suitable for and protected and maintained for wildlife habitat, conservation, wetland and habitat areas, historic preservation (landscapes and/or accessory structures), outdoor education, passive and active outdoor recreation, park purposes, agriculture, horticulture, forestry, and/or a combination of these uses. At the discretion of the PAA, utility easements and wastewater or stormwater management systems serving the Project may be located within the minimum open space areas.

Mixed-Use / Multi-Family Residential Use – an apartment or condominium unit in a building that contains or will contains one or more such units located above the ground floor.

PAA Regulations – the rules and regulations of the PAA adopted pursuant to Section 8.3.

Plan Approval - standards and procedures which Projects in the GSOD must meet pursuant to Sections 8.0 through 12.0 and the Enabling Laws.

Plan Approval Authority (PAA) - the local approval authority authorized under Section 8.2 to conduct the Plan Approval process for purposes of reviewing Project applications and issuing Plan Approval decisions within the GSOD.

Project - a Residential Development Project undertaken within the GSOD in accordance with the requirements of this Bylaw.

Residential Project - a Project that consists solely of residential, parking, and accessory uses, as further defined in Section 5.1.

Townhouse Units – Zero lot line attached single family dwelling units that are located on separate lots with common wall construction.

Zoning Bylaw - the Zoning Bylaw of the Town of Georgetown, as amended.

3. OVERLAY DISTRICT

3.1 Establishment. The GSOD is an overlay district having a land area of approximately eight (8) acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map as set forth on the map entitled “Georgetown Square Overlay District”, prepared by the Georgetown Planning Office. (attached as Exhibit 1). This map is hereby made a part of the Zoning Bylaw and is on file in the Office of the Town Clerk.

The GSOD contains four (4) sub-districts as follows:

- 1 – Mixed-Use/ Multi-Family Residential [MU/MFR]
- 2 – Multi-family Residential [MFR]
- 3 – Substantially Developed Area [SDA]
- 4 – Future Open Space [FOS]

4. APPLICABILITY OF GSOD

4.1 Applicability of GSOD. An Applicant may seek development of a Project located within the GSOD in accordance with the provisions of the Enabling Laws and this Bylaw, including a request for Plan Approval by the PAA, if necessary. In such case, notwithstanding anything to the contrary in the Zoning Bylaw, such application shall not be subject to any other provisions of the Zoning Bylaw, including limitations upon the issuance of building permits for residential uses related to a rate of development or phased growth limitation or to a local moratorium on the issuance of such permits, or to other building permit or dwelling unit limitations. Nor shall approval be withheld for project showing the use of adjoining land to the district for purposes of secondary access, parking, yards or utility improvements.

4.2 Underlying Zoning. The GSOD is an overlay district superimposed on all underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the underlying zoning district(s) shall remain in full force, except for those Projects undergoing development pursuant to this Bylaw. Within the boundaries of the GSOD, a developer may elect either to develop a Project in accordance with the requirements of the Smart Growth Zoning, or to develop a project in accordance with requirements of the regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the underlying zoning district(s).

4.3 Administration, Enforcement, and Appeals. The provisions of this Bylaw shall be administered by the Building Inspector, except as otherwise provided herein. Any legal appeal arising out of a Plan Approval decision by the PAA under Sections 8 through 12 shall be governed by the applicable provisions of G. L. Chapter 40R. Any other request for enforcement or appeal arising under this Bylaw shall be governed by the applicable provisions of G. L. Chapter 40A.

5. PERMITTED USES

In compliance with the dimensional and density regulations listed under Section 7.1, the following uses are permitted “as-of-right” and by “waiver” for all Projects within the GSOD.

5.1 “As-of Right” Density Projects:

5.1.1. A Development Project within the Mixed-Use / Multi-Family Residential [MU/ MF] Sub-District(s) may include:

- a) Mixed-Use / Multi-family Residential Use, provided that the minimum allowable as-of-right density requirements for residential use specified in Section 7.1 shall apply to the residential portion of any Mixed-Use Development Project. All residential uses shall be located above the ground or street-level floor of the building(s). All ground or street level floor uses shall be commercial non-residential uses;
- b) Any of the following commercial non-residential uses:
 - Artisan Business
 - General Retail Sales and Services
 - Restaurants
 - Professional/ Business Offices
 - Artist Live/Work Space
- c) Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g. parking garages); and
- d) Accessory uses customarily incidental to any of the above permitted uses.

5.1.2 A Project within the Multi-Family Residential Sub-District [MFR] may include:

- a) Multi-family Residential Use [with no more than ten (10) units per building]. The minimum allowable as-of-right density requirements for residential use specified in Section 7.1 shall apply. Mixed-Use/ Multi-Family Residential Uses, as listed in 5.1.1, are also permitted;
- b) Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g. parking garages);
- c) Any of the following commercial non-residential uses:
 - Artisan Business
 - General Retail Sales and Services
 - Restaurants
 - Professional/ Business Offices
 - Artist Live/Work Space
- d) Accessory uses customarily incidental to any of the above permitted uses.

5.1.3. A Development Project within the Future Open Space [FOS] Sub-District may include:

- a) Any of the following commercial or non-residential uses:
 - Public Park or Conservation areas
- b) Accessory uses customarily incidental to any of the above permitted uses.

5.2 “Waiver” Density Projects:

5.2.1. A Development Project within the Substantially Developed Area [SDA] Sub-District(s) may, at the discretion of the PPA (for all Projects in a SDA), include:

- a) Mixed-Use / Multi-family Residential Use provided the PAA has determined that any residential density is consistent with the purpose and intent of a SGOD. Mixed-Uses within this Sub-District shall require all residential uses to be located above the

- ground or street-level floor of the building(s). All ground or street level floor uses shall be commercial non-residential uses;
- b) Any of the following commercial non-residential uses:
 - Artisan Business
 - General Retail Sales and Services
 - Restaurants
 - Professional Business Offices
 - Artist Live/Work Space
 - c) Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g. parking garages); and
 - d) Accessory uses customarily incidental to any of the above permitted uses.

6. HOUSING AND HOUSING AFFORDABILITY

6.1 Number of Affordable Housing Units. Inclusive of all Affordable Housing units required under Section 165-71 - Housing Balance Bylaw, all Projects within the GSOD as a whole, not less than twenty percent (20%) of housing units constructed shall be Affordable Housing Units (AHU). For purposes of calculating the number of units of AHU required within a Project, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit. In order to prevent segmentation of these requirements, any proposed residential Project with one (1) or more residential housing unit approved under the GSOD shall provide the required Affordable Housing Units or a Housing Contribution Payment in accordance with the procedures listed under section 6.10.

6.2 Administering Agency. The Administering Agency shall be the Georgetown Affordable Housing Trust or other agency designated by the Board of Selectmen. In a case where the Administering Agency cannot adequately carry out its administrative duties, upon certification of this fact by the designating official or by DHCD, such duties shall devolve to and thereafter be administered by a qualified housing entity designated by the designating official or, in the absence of such timely designation, by an entity designated by the DHCD. In any event, such Administering Agency shall ensure the following, both prior to issuance of a Building Permit for a Project within the GSOD, and on a continuing basis thereafter, as the case may be:

1. Prices of Affordable Homeownership Units are properly computed; rental amounts of Affordable Rental Units are properly computed;
2. Income eligibility of households applying for Affordable Housing Units are properly and reliably determined;
3. The housing marketing and resident selection plan conform to all requirements and are properly administered;
4. Sales and rentals are made to Eligible Households chosen in accordance with the housing marketing and resident selection plan with appropriate unit size for each household being properly determined and proper preference being given; and
5. Affordable Housing Restrictions meeting the requirements of this section are recorded with the proper registry of deeds.

6.3 Submission Requirements. As part of any application for Plan Approval for a Project within the GSOD submitted under Sections 8.0 through 12.0, the Applicant must submit the following documents to the PAA and the Administering Agency:

1. A narrative document and marketing plan that establishes that the proposed development of housing is appropriate for diverse populations, including households with children, other households, individuals, households including individuals with disabilities, and the elderly;
2. Evidence that the Project complies with the cost and eligibility requirements of Section 6.5;
3. Project plans that demonstrate compliance with the requirements of this Section 6.4 and Section 6.6; and
4. A form of Affordable Housing Restriction that satisfies the requirements of Section 6.7.

These documents in combination, to be submitted with an application for Plan Approval shall include details about construction related to the provision, within the development, of units that are accessible to the disabled.

6.4 Cost and Eligibility Requirements. Affordable Housing Units shall comply with the following requirements:

1. Affordable Housing Units are required to be offered for rent or sale shall be rented or sold to and occupied only by Eligible Households;
2. For an Affordable Rental Unit, the monthly rent payment, including utilities and parking, shall not exceed 30 percent of the maximum monthly income permissible for an Eligible Household, assuming a family size equal to the number of bedrooms in the unit plus one, unless other affordable program rent limits approved by the DHCD shall apply; and
3. For an Affordable Homeownership Unit, the monthly housing payment, including mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner's association fees, insurance, and parking, shall not exceed 30 percent of the maximum monthly income permissible for an Eligible Household, assuming a family size equal to the number of bedrooms in the unit plus one.

Prior to the granting of any Plan Approval for a Project, the Applicant must demonstrate, to the satisfaction of the Administering Agency, that the method by which such affordable rents or affordable purchase prices are computed shall be consistent with state or federal guidelines for affordability applicable to the Town of Georgetown.

6.5 Design and Construction. Units of Affordable Housing shall be finished housing units. Units of Affordable Housing shall be dispersed throughout the Project of which they are part and be comparable in initial construction quality and exterior design to the other housing units in the Project. The total number of bedrooms in the Affordable Housing shall, insofar as practicable, be proportionate to the total number of bedrooms in all units in the Project of which the Affordable Housing is part.

6.6 Affordable Housing Restriction. Each Project shall be subject to an Affordable Housing Restriction which is recorded with the appropriate registry of deeds or district registry of the Land Court and which contains the following:

1. Specification of the term of the affordable housing restriction which shall be the longest period allowed by law but shall be no less than thirty years;
2. The name and address of the Administering Agency with a designation of its power to monitor and enforce the affordable housing restriction;
3. A description of the Affordable Homeownership Unit, if any, by address and number of bedrooms; and a description of the overall quantity and number of bedrooms and number of bedroom types of Affordable Rental Units in a Project or portion of a Project which are rental. Such restriction shall apply individually to the specifically identified Affordable Homeownership Unit and shall apply to a percentage of rental units of a rental Project or the rental portion of a Project without specific unit identification.
4. Reference to a housing marketing and resident selection plan, to which the Affordable Housing is subject, and which includes an affirmative fair housing marketing program, including public notice and a fair resident selection process. The housing marketing and selection plan may provide for preferences in resident selection to the extent consistent with applicable law; the plan shall designate the household size appropriate for a unit with respect to bedroom size and provide that the preference for such Unit shall be given to a household of the appropriate size;
5. A requirement that buyers or tenants will be selected at the initial sale or initial rental and upon all subsequent sales and rentals from a list of Eligible Households compiled in accordance with the housing marketing and selection plan;
6. Reference to the formula pursuant to which rent of a rental unit or the maximum resale price of a homeownership will be set;

7. Designation of the priority of the Affordable Housing Restriction over other mortgages and restrictions, provided that a first mortgage of a Homeownership Housing Unit to a commercial lender in an amount less than maximum resale price may have priority over the Affordable Housing Restriction if required by then current practice of commercial mortgage lenders;
8. A requirement that only an Eligible Household may reside in Affordable Housing and that notice of any lease of any Affordable Rental Unit shall be given to the Administering Agency;
9. Provision for effective monitoring and enforcement of the terms and provisions of the affordable housing restriction by the Administering Agency;
10. Provision that the restriction on an Affordable Homeownership Unit shall run in favor of the Administering Agency and/or the municipality, in a form approved by municipal counsel, and shall limit initial sale and re-sale to and occupancy by an Eligible Household;
11. Provision that the restriction on Affordable Rental Units in a rental Project or rental portion of a Project shall run with the rental Project or rental portion of a Project and shall run in favor of the Administering Agency and/or the municipality, in a form approved by municipal counsel, and shall limit rental and occupancy to an Eligible Household;
12. Provision that the owner[s] or manager[s] of Affordable Rental Unit[s] shall file an annual report to the Administering Agency, in a form specified by that agency certifying compliance with the Affordability provisions of this Bylaw and containing such other information as may be reasonably requested in order to ensure affordability; and
13. A requirement that residents in Affordable Housing provide such information as the Administering Agency may reasonably request in order to ensure affordability.

6.7 Costs of Housing Marketing and Selection Plan. The housing marketing and selection plan shall make provisions for payment by the Project applicant of reasonable costs to the Administering Agency to develop, advertise, and maintain the list of Eligible Households and to monitor and enforce compliance with affordability requirements.

6.8 Age Restrictions. Nothing in this Bylaw shall permit the imposition of restrictions on age upon all Projects throughout the entire GSOD. However, the Administering Agency may, in its review of a submission under Section 6.4, require a specific Project within the GSOD designated exclusively for the elderly, persons with disabilities, or for assisted living, provided that any such Project shall be in compliance with all applicable fair housing laws and not less than twenty-five percent (25%) of the housing units in such a restricted Project shall be restricted as Affordable units. Any Project which includes age-restricted residential units shall also comply with applicable federal, state and local fair housing laws and regulations.

6.9 Phasing. For any Project that is approved and developed in phases in accordance with Section 8.4, the proportion of Affordable Housing Units (and the proportion of Existing Zoned Units to Bonus Units as defined in 760 CMR 59.04 1(h)) shall be consistent across all phases.

6.10 Housing Contribution Payments

All projects consisting of less than five (5) housing units shall be required to use the following calculations to determine the amount of a contribution payment for whole or fractional units that will be accepted by the PAA in-lieu of providing on-site units.

(1) Housing Contribution Payments: To make a Housing Contribution Payment (HCP) in-lieu of providing an Affordable Housing Unit the developer shall enter into a binding, written agreement with the Town of Georgetown (with appropriate payment security arrangements) to provide such payment to the Fund established for this purpose.

(2) Amount of Housing Contribution Payments:

For ownership developments of one (1) to four (4) units, the amount of the Housing Contribution Payment (HCP) shall be equal to:

$$\text{HCP} = \text{AMSP} \times (\# \text{ of new units}) \times 8\%$$

where:

AMSP = the Average Market Sales Price for the market-rate units in the subject development. For smaller projects, the Board may also use the Assessor's Property Records to determine the AMSP. For rental units, the per-unit contribution payment shall be equal to the difference between the average market rental price for the market-rate units in the subject development and the rent affordable to a family of four at or below 80% of the median income, calculated for a term of 10 years without adjustments for interest or inflation.

6.11 No Waiver. Notwithstanding anything to the contrary herein, the Affordability provisions in Section 6 shall not be waived.

7. DIMENSIONAL AND DENSITY REQUIREMENTS

7.1. Table of Dimensional Requirements. Notwithstanding anything to the contrary in this Zoning Bylaw, the dimensional requirements applicable in the GSOD are as follows:

Table of Dimensional Regulations:

Sub-District (1-6)	Min. Lot Size	Minimum Lot Frontage (feet)	Maximum Front Yard Setback (feet)	Min. Side (feet)	Min. Rear (feet)	Maximum Height (feet)	Maximum Height (# stories)	Maximum Building Area (% of lot)	Minimum Open Space (% of lot)
MU/MFR - 1	10,000	100	5	5	10	40	3.5	90	10
MU/MFR - 2	10,000	50	5	5	25	40	3.5	90	10
MU/MFR - 3	10,000	100	5	5	10	35	3	90	10
MFR - 1	20,000	150	5	5	20	35	3	80	20
SDA - 1	10,000	100	5	5	10	35	2.5	90	10
SDA - 2	10,000	80	5	5	50	35	2.5	70	30
4-FOS	4,000	NA	NA	NA	NA	NA	NA	NA	NA

* see waivers listed in Section 7.3

7.2 Density Requirements. Notwithstanding anything to the contrary in this Zoning Bylaw, the density requirements applicable in the GSOD are as follows:

- (a) Single-family residential uses shall be permitted at a density of at least eight (8) units per acre of Developable Land;
- (b) Two or Three Family residential uses shall be permitted at a density of at least twelve (12) units per acre of Developable Land;
- (c) Mixed-Use/ Multi-Family Residential and Multi-Family Residential Uses shall be permitted at a density of at least twenty (20) units per acre of Developable Land in all Sub-Districts; and
- (d) In accordance with Section 5.2, all residential uses within Substantially Developed Area(s) may, at the discretion of the PPA, be permitted at a density of consistent with the land use densities listed above in (a-c).

7.3 Waivers. Projects may be granted waivers to the dimensional requirements listed in Section 7.1, or the parking, roadway design or design standards if the PAA determines that the proposed density and design is consistent with the requirements of Sections 6 through 12.

8.0. PLAN APPROVAL OF PROJECTS: GENERAL PROVISIONS

8.1 Plan Approval. An Application for Plan Approval shall be reviewed by the PAA for consistency with the purpose and intent of Sections 8.0 through 12.0. Such Plan Approval process shall be construed as an as-of-right review and approval process as required by and in accordance with the Enabling Laws. The following categories of Projects shall be subject to the Plan Approval process:

- a) Any Residential or Mixed-Use Project;
 - b) Any Project seeking a waiver.
- 8.2 **Plan Approval Authority (PAA).** The Georgetown Planning Board, consistent with G.L. Chapter 40R and 760 CMR 59.00, shall be the Plan Approval Authority (the “PAA”), and it is authorized to conduct the Plan Approval process for purposes of reviewing Project applications and issuing Plan Approval decisions within the GSOD.
- 8.3 **PAA Regulations.** The Plan Approval Authority may adopt administrative rules and regulations relative to Plan Approval. Such rules and regulations must be approved by the Department of Housing and Community Development
- 8.4 **Project Phasing.** An Applicant may propose, in a Plan Approval submission, that a Project be developed in phases, provided that the submission shows the full buildout of the Project and all associated impacts as of the completion of the final phase, and subject to the approval of the PAA. Any phased project shall comply with the provisions of Section 6.10.
- 8.5 **Design Standards.** To ensure that new development shall be of high quality, and shall meet the standards listed in Section 12. The PAA shall follow the Design Standards governing Projects for Plan Approval within the GSOD.

9. PLAN APPROVAL PROCEDURES

- 9.1 **Pre-application.** Prior to the submittal of a Plan Approval submission, a “Concept Plan” may be submitted to help guide the development of the definitive submission for Project buildout and individual elements thereof. Such Concept Plan should reflect the following:
- 1. Overall building envelope areas;
 - 2. Open space and natural resource areas; and
 - 3. General site improvements, groupings of buildings, and proposed land uses.
- The Concept Plan is intended to be used as a tool for both the applicant and the PAA to ensure that the proposed Project design will be consistent with the Design Standards.
- 9.2 **Required Submittals.** An application for Plan Approval shall be submitted to the PAA on the form provided by the PAA, [along with application fee(s)] which shall be as set forth in the PAA Regulations]. For any Project that is subject to the Affordability requirements of Section 6.0, the application shall be accompanied by all materials required under Section 6.3.
- 9.3 **Filing.** An applicant for Plan Approval shall file twelve (12) copies of the application form and the other required submittals as set forth in the PAA Regulations with the Town Clerk and a copy of the application including the date of filing certified by the Town Clerk shall be filed forthwith with the PAA.
- 9.4 **Circulation to Other Boards.** Upon receipt of the Application, the PAA shall immediately provide a copy of the application materials to the Board of Selectmen, Board of Appeals, Board of Health, Conservation Commission, Water Department, Georgetown Light Department, Fire Department, Police Department, Building Inspector, Highway Surveyor, the Administering Agency (for any Project subject to the Affordability requirements of Section 6.0), and other municipal officers, agencies or boards for comment, and any such board, agency or officer shall provide any written comments within 60 days of its receipt of a copy of the plan and application for approval.
- 9.5 **Hearing.** The PAA shall hold a public hearing for which notice has been given as provided in Section 11 of G.L. Chapter 40A. The decision of the PAA shall be made, and a written notice of the decision filed with the Town Clerk, within 120 days of the receipt of the application by the Town Clerk. The required time limits for such action may be extended by written agreement between the applicant and the PAA, with a copy of such agreement being filed in the office of the Town Clerk.

Failure of the PAA to take action within said 120 days or extended time, if applicable, shall be deemed to be an approval of the Plan Approval application.

- 9.6 **Peer Review.** The Applicant shall be required to pay for reasonable consulting fees to provide peer review of the Plan Approval application, pursuant to G.L. Chapter 40R, Section 11(a). Such fees shall be held by the Town of Georgetown in a separate account and used only for expenses associated with the review of the application by outside consultants, including, but not limited to, attorneys, engineers, urban designers, housing consultants, planners, and others. Any surplus remaining after the completion of such review, including any interest accrued shall be returned to the applicant forthwith.
- 9.7 **Infrastructure Improvements.** At the Applicant's expense, the Project shall be required to file a septic plan with the Board of Health. At the Applicant's expense, all other off-site infrastructure improvements (including but not limited to roads, pedestrian walkways, drainage, flood control, water, gas, and electric) shall be addressed as conditions of approval.
- 9.8 **Performance Bond:** The Board shall require a performance bond or surety to assure that the proposed improvements including, but not limited to, utilities, public amenities, landscaping and the site plan are constructed as approved.
- 9.9 **Inspections during Construction:** The Board may require the inspection of improvements as per approved site plan and shall require the Applicant to re-imburse the Board for the services of the consultant.

10. DESIGN AND DEVELOPMENT STANDARDS FOR THE GSOD

10.1 **Adoption of Design and Development Standards.** Any Project undergoing the Plan Approval process shall be subject to the Design Standards for the GSOD as set forth below in this Section.

10.2 **Purpose.** The Design and Development Standards shall ensure that the physical character of Projects within the GSOD will meet the following goals:

- a. The project will be consistent with the Master Plan and any area specific plan(s), or any other plan document(s) adopted by the Town of Georgetown;
- b. The project will provide for high-density quality development consistent with the character of building types, streetscapes, and other community features traditionally found in Georgetown Square; and,
- c. The project will be developed in a manner that is consistent with the environmental setting and protective of the historic and natural resources within and around the project.

10.3 **Materials for Review.** All applications for Plan Approval shall be prepared by a Registered Architect, Landscape Architect, or professional Civil Engineer who shall sign and date a designer's certificate as required by the Town's Subdivision Regulations and place their seal upon all pertinent documents unless this requirement is waived by the PAA because of unusually simple circumstances. All original plans shall be prepared on standard 24" x 36" mylar sheets at a minimum scale of 1"=40'. Elevations drawings, where required, shall be drawn at a minimum scale of 1"=8'.

The PAA may waive any information requirements it judges to be unnecessary to the review of small scale developments. Said waiver(s) shall be made to the applicant in writing with stated reasons for granting the waiver. The following information shall be included on the Plan:

- a. **Parcel Information.** The location and boundaries of the lot, adjacent streets or ways, applicable information from Section 7 - Dimensional and Density Requirements, the location and owners names of all adjacent properties;
- b. **Topography.** Existing and proposed topography including contours (two foot intervals), the location of wetlands, streams, water bodies, aquifers, aquifer recharge areas, drainage swales,

- areas subject to flooding, and unique natural land features, including all slopes over 15%, all trees over eight (8) inches in caliper, and the general location of the tree line;
- c. Buildings. Existing and proposed structures, including dimensions, footprint, total gross floor area, number of stories, floor elevations and building height(s);
 - d. Parking & Driveways. The location of parking and loading areas, driveways, access and egress points;
 - e. Utilities. The locations and description of all existing and proposed septic systems, sanitary sewer water supply, storm drainage systems (including method and calculations for 10 and 100 year storm events), utilities, and refuse and other waste disposal methods;
 - f. Landscaping. Proposed landscape features including the locations and a description of buffer areas, screening, fencing, and plantings. A planting plan shall be prepared by a registered landscape architect, unless a licensed plant nursery person is deemed appropriate by the PAA;
 - g. Lighting. Existing and proposed lighting including the location, lighting source, and fixture types. The PAA may require photometric analysis of proposed lighting;
 - h. Signs. The location, dimensions, height, and characteristics of proposed signs;
 - i. Open Space. The location and description of all proposed open space or recreation areas; and,
 - j. Traffic Generation. The plan shall describe estimated daily and peak hour vehicle trips to be generated by the site and traffic flow patterns for vehicles and pedestrians showing adequate access to and from the site and adequate circulation within the site.

10.4 Additional Materials for Review. In circumstances related to significant environmental or public safety issues or where the proposed intensity of use requires more detailed review, the PAA may also require the following:

- a. Surface and water pollution - a report on the impact of storm water runoff on adjacent and downstream water bodies, subsurface ground water and water tables;
- b. Soils - a report on the potential dangers of erosion and sedimentation caused by the operation and maintenance of the proposed development and the mitigation efforts proposed. To this end, high intensity soil mapping, i.e., test borings and analysis, may be required;
- c. General environmental impact - a report on the relationship of the proposed development to the major botanical, zoological, geological, and hydrological resources on the site, and compatibility of the proposed development with adjacent or surrounding land uses and neighborhoods. At the discretion of the PAA, an EIS required through the MEPA process which addresses the PAA's concerns may be substituted in lieu of this report;
- d. Traffic impacts - a report on existing traffic volume, composition, peak hour levels, and existing street capabilities, analysis of existing and resulting level of services (LOS) for:
 1. The nearest and/or most impacted public roadway intersection;
 2. Estimated average daily traffic generation composition, peak hour levels;
 3. Directional flows resulting from the proposed development;
 4. Proposed methods to mitigate the estimated traffic impact; and,
 5. The methodology and sources used to derive existing data and estimations.

Further, in an instance where the proposed project will result in an intersection level of service below a rating of LOS D, or result in a roadway volume to capacity rating greater than 1.0; then the applicant shall provide detailed plans (including reconstruction concepts), that when implemented would result in an intersection level of service rating of D or better. The PAA may engage a traffic consultant to review said report and make its recommendations to the PAA before final action is required;

- e. Architectural Plans - Elevations, roof plans and other drawings and documentation, architectural elevations of all sides of all new buildings and of those sides of existing buildings which are proposed to be altered in any way. The elevations shall be prepared by a registered architect who shall sign the plan and place his/her seal upon it. The drawings shall be prepared at a minimum scale of 1/8" = 1' and shall show the following:
 1. Exterior material and colors;

2. Type and pitch of roofs;
 3. Size and spacing of windows, doors and other openings;
 4. Size, location, colors, and copy of signs affixed to or hanging from the building;
 5. The relationship in bulk and height of other existing structures in the vicinity;
 6. Renderings (or model may be provided at the option of the applicant);
 7. Cross-sections of the site and buildings; and,
 8. Product literature on proposed light fixtures.
- f. Deeds, easements, agreements and other legal documents - Drafts of deeds, easements, agreements and other legal documents, including the following where applicable:
1. Deeds of land to be conveyed to the Town for streets or other public purposes;
 2. Deeds of easement and right-of-way;
 3. Covenants and any other agreements affecting the use of the site;
 4. Articles of incorporation of a landowner's association and the by-laws of the association; and,
 5. Agreements between the applicant and the Town regarding public improvements or other matters.

10.5 Development and Performance Standards. In order to receive plan approval, all projects or uses must demonstrate compliance with the development and performance standards of the following criteria:

- a. Access and Traffic Impacts. Applicants must demonstrate that the project will minimize traffic and safety impacts on Town roads and the following:
1. Curb-cuts and Driveways. Curb cuts shall be limited to the minimum width for safe entering and exiting, and the street width shall in not exceed 24 feet. All driveways shall be designed to afford motorists exiting to highways with safe sight distance. The proposed development shall assure safe interior circulation within its site by separating pedestrian and vehicular traffic.
 2. Traffic Impact Statement. In each case where more than 15 residential units are being proposed or a new commercial building(s) of more than 5,000 square feet total floor area is proposed, or where any proposed enlargement of a building would result in a building have more than 5,000 square feet total floor area, a Traffic Impact Statement shall be prepared containing the following information:
 - a. A detailed assessment of the traffic impacts of the proposed project or use on the carrying capacity of any adjacent highway or road(s) and associated intersection; and
 - b. A plan to minimize traffic and safety impacts through such means as physical design and layout concepts, promoting use of public transportation, or other appropriate means.
 3. Pedestrian and Bicycle Circulation. Each Project shall be designed to encourage pedestrian and bicycle travel by providing short routes to connect residential uses with nearby commercial services, schools, parks and other neighborhood facilities. Adequate pedestrian and bicycle access shall be provided as follows:
 - a. Sidewalks shall be provided to allow access to adjacent properties and between individual businesses within a development; and
 - b. Tree-lined or otherwise appropriately landscaped pedestrian paths and walkways shall be linked together areas designated as open space within the site and whenever possible to adjoining public areas.
 4. Public Streets & Sidewalks. All public streets and sidewalks shall:
 - a. Provide for deed public access and all roadways, driveways, trails and sidewalks within the project shall be constructed in conformance with the design and construction standards of the Georgetown Subdivision Rules and Regulations.
 - b. All on-site and off-site improvements, which include the installation of utilities, public lighting, sewers, and other public improvements shall be constructed in

accordance with the standards of the Georgetown Subdivision Rules and Regulations; and,

- c. All off-site construction on state roadways shall comply with the Department of Massachusetts Highway standards, specifications, or special conditions as applicable.

- b. **Parking.** Applicants must demonstrate that the project will minimize traffic and safety impacts on Town roads and the following:

- 1. **Number of Spaces.** Unless otherwise approved by the PAA, the following minimum and maximum numbers of off-street parking spaces shall be provided by use, either in surface parking, within garages or other structures that are located within or directly abutting the district:

Uses	Minimum Spaces	Maximum Spaces
Residential Uses	1.5 spaces per unit	2 spaces per unit

The PAA may allow for additional visitor parking spaces beyond the maximum spaces per unit if deemed appropriate given the design, layout, and density of the proposed development. The PAA may waive the parking requirement to 1 space per unit for studio or one-bedroom units. Any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.

- 2. **Shared Parking.** Notwithstanding anything to the contrary herein, the use of shared parking to fulfill parking demands noted above that occur at different times of day is strongly encouraged. Minimum parking requirements above may be reduced by the PAA through the Plan Approval process if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies (e.g. the Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines, or other approved studies).
- 3. **Reduction in Parking Requirements.** Notwithstanding anything to the contrary herein, any minimum required amount of parking may be reduced by the PAA through the Plan Approval process if the applicant can demonstrate that the lesser amount of parking will not cause excessive congestion, endanger public safety, or that lesser amount of parking will provide positive environmental or other benefits, taking into consideration:
 - a. The availability of surplus off street parking in the vicinity of the use being served and/or the proximity of a bus stop or transit station.
 - b. The availability of public or commercial parking facilities in the vicinity of the use being served.
 - c. Shared use of off street parking spaces serving other uses having peak user demands at different times.
 - d. Age or other occupancy restrictions that are likely to result in a lower level of auto usage
 - e. Impact of the parking requirement on the physical environment of the affected lot or the adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, or loss of pedestrian amenities along public ways.
 - f. The proposed parking shall not cause excessive congestion within Georgetown Square.
 - g. Such other factors as may be considered by the PAA.
- 4. **Location of Parking.** To the maximum extent feasible, any surface parking lot shall:
 - a. Be located at the rear or side of a building, relative to any principal street, public open space, or pedestrian way.

- b. Arrange all parking and loading spaces to prevent the backing of automobiles onto any street.
 - c. Design all off-street parking spaces must be at least nine (9) feet in width, eighteen (18) feet in length with an aisle twenty-four (24) feet in width for a two-way double loaded bay and eighteen (18) feet in width for a one-way single loaded bay. In particular circumstances, the alternative parking lot configurations may be allowed at the discretion of the PAA.
 - d. Design all off-street parking and loading spaces, access ways, and maneuvering area so as to provide for adequate drainage, snow removal, maneuverability and curb cuts.
- c. **Landscaping.** All Plans shall comply with the following requirements:
1. **Landscape Buffers.** A landscaped buffer strip at least five (5) feet wide, continuous except for approved driveways, shall be established adjacent to any residential lot line to visually separate parking and other residential uses outside the overlay district. Where applicable, the buffer strip shall be planted with grass, medium height shrubs, and shade trees having a minimum 2 ½" caliper, planted at least every 25 feet along the property line. At all street or driveway intersections, trees or shrubs shall be set back a sufficient distance from such intersections so that they do not present an obstruction to sight lines.
 2. **Retaining Walls.** Retaining walls shall be constructed to a maximum height of six (6) feet. If site conditions require elevation changes of greater than six (6) feet, retaining walls shall be terraced and landscaped. Retaining walls facing residential districts shall be a natural stone finish and vertical cast in place concrete shall not be permitted.
 3. **Fences, Decorative Walls and Hedges.** Fences, low decorative walls and hedges define walkways, give pedestrian scale to the street and maintain the historic character of the town. The materials and design shall reflect the period and the ornateness of the building they delineate. The use of low decorative fences to delineate spaces is strongly encouraged and the use of any type of chain link or stockade fence is prohibited.
 4. **Pedestrian Amenities.** Pedestrian/oriented features such as covered walkways, pergolas, outdoor sitting plazas, landscaped open space, drop-off areas and recreational facilities shall be included within the landscape plan.
 5. **Parking Areas.** Parking areas containing over 20 parking spaces shall have at least one shade tree per eight (8) parking spaces, such trees to be a minimum of 2 ½ inches in diameter and located either in the parking area or within ten (10) feet of it. At least five (5) percent of the interior of any parking area over 20 spaces shall be maintained with landscaping, including trees, in plots of at least nine (9) feet in width when located within a parking bay. Trees shall be so located to provide visual relief from sun and wind interruption within the parking area, and to assure safe patterns of internal circulation. Smaller parking lots shall use landscaping and terracing to break up large areas of pavement and to enhance a residential flavor and appearance; trees and shrubs shall be used to the maximum extent feasible.
 6. **Storage Areas.** Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures and other unsightly uses shall be screened from view from neighboring properties and streets using dense, hardy evergreen plantings, or earthen berms, or wall or tight fence complemented by evergreen plantings.
 7. **Planting Materials.** High-quality, drought-resistant, native landscaping shall be provided within the project.

8. Maintenance. All landscaped areas shall be properly maintained. Shrubs or trees which die shall be replaced within one growing season.
- d. Open Space. All Plans shall comply with the following requirements:
1. Use. To the greatest extent possible, such open space shall be left in its undisturbed natural condition or, at the discretion of the PAA, it shall be developed so as to be appropriate, in size, shape, dimension, location, and character to assure access to and its use as a park, recreational area, and visual amenity for the development and its residents.
 2. Homeowner's Association. Where applicable, in order to ensure that any proposed common open space, utilities or other common facilities within the development will be properly maintained, each project development shall have a Homeowner's Association, which shall be in the form of a corporation, non-profit organization, or trust, established in accordance with appropriate state law by a suitable legal instrument or instruments recorded at the Essex Registry of Deeds or Registry District of the Land Court. As part of the Plan Approval, the applicant shall supply to the PAA copies of such proposed instrument.
- e. Building Design. Building design shall be reviewed by PAA with input from Town officials listed under Section 9.4 and any review consultant(s) employed by the PAA, and others as appropriate. The following design elements listed in this subsection are to be interpreted as building design standards to be applied by the PAA as appropriate to the situation under review, including factors such as foundation and soil characteristics, scenic views, and other extraordinary site constraints.
1. General Site Design:
 - a. The location of buildings, parking areas, walkways, outdoor gathering places, landscaping, utilities, loading areas, dumpsters, automobile access, travel lanes, and signs should reflect a thoughtful approach that focuses primarily on providing optimal access and mobility for pedestrians on and between sites.
 - b. Parking areas behind buildings should allow for easy access between lots for automobiles and pedestrians.
 - c. Clear pedestrian pathways should be provided within the site between buildings and across automobile travel lanes in the form of raised or distinct surfaces such as stamped concrete or grid pavers, arcades, colonnades, or other similar features.
 - d. In complexes with multiple principal buildings landscaped areas with walkways, courtyards or arcades should be used in conjunction with compact site design to bring buildings closer together and enhance connectivity between them for residents and customers.
 - e. Balconies shall not be permitted along any building walls that are located directly along a public street or way.
 2. Building Size, Height & Scale:
 - a. New buildings shall be constructed to a size, scale, height and proportion to the average size, scale and height of existing buildings (of a similar use) within the Georgetown Square neighborhood.
 - b. In order to modulate their scale, multi-story commercial or mixed-use buildings should clearly articulate the base, middle and top of the building through the use of cornices, stepbacks, borders of distinct material or other articulating features.
 - c. Larger buildings with long façades should articulate the façade with varied rooflines, awnings, arcades, pilasters, columns, recessed spaces and/or entrances and any other features that serve to add texture to these longer façades. Unbroken façades in excess of fifty (50) feet should be avoided.
 - d. Large, flat, unadorned, blank walls should be avoided for any side or rear walls of

buildings. Where windows are not feasible, raised or recessed vertical surfaces may be used in conjunction with windows, window shaped depressions and decorative lighting to make these surfaces more attractive.

3. Building Placement:

- a. Building placement shall preserve terminal vistas and views within the Georgetown Square neighborhood from major vantage points within and along the overlay district, especially to and from the Square and abutting residential neighborhoods.
- b. New buildings shall conform to the frontyard setback of the existing commercial or mixed-use structures within the Georgetown Square neighborhood.
- e. To the maximum extent feasible, variations in lot shape and size shall be included to preserve the walkability and spatial character of the Georgetown Square neighborhood.

4. Sign Placement:

- a. Site design should be as compact as possible on sites with multiple principal buildings. To the greatest extent practicable, pedestrians should not need to cross parking areas to move from one building to another.
- b. Signs should not cover or obscure architectural elements.
- c. All wall signs shall be less than 10% of the wall area and projecting signs shall be no greater than 40 square feet in surface area. Free standing pole signs are not permitted under the GSOD.

5. Sense of Entry:

- a. All commercial buildings should have a principal façade and entry (with operable doors) facing a street or other area dedicated to pedestrian circulation. Buildings may have more than one principal façade and/or entry.
- b. Especially where buildings are set back from the property line, main entrances should incorporate architectural features that draw attention to the entrance. These features may include covered porches, porticos, recessed doorways and awnings.
- c. Street level frontage should be primarily devoted to entrances, shop windows or other displays.

6. Fenestration:

- a. Above the ground-floor, window openings shall be as close as possible to a width to height ratio of 1:2.
- b. Muntin pattern and thickness shall be consistent with traditional New England architectural styles within the surrounding neighborhood.
- c. The recurrent alternation of wall areas with door and window elements in the façade shall be respected.
- d. The width-to-height ratio of bays in the façade shall be consistent with traditional New England building patterns.
- e. The use of windows with “true divided lites” or similar is highly encouraged.
- f. Muntin pattern and thickness shall match historic patterns in the neighborhood and shall include only windows with muntins at least on the exterior of the glass.
- g. In order to make the windows stand out, some simple trim around the casing shall be used.

7. Dormers:

- a. Dormer styles may include doghouse, eyebrow, or shed dormers. As a general rule, full shed dormers should be placed on the rear or less public side of a building with a side-gable roof.
- b. Dormers shall not be so big that they distract from the gable end roofline.

- c. Windows shall almost fill the face wall of the dormer and match the windows in the rest of the building.

8. Building Lighting:

- a. Broad area lighting will be highly discouraged while soft lighting with full cutoff luminaries aimed down is encouraged.
- b. Entry lights should be mounted within the siding not on the door trim.
- c. Energy-efficient fixtures should be used.

9. Parking, Loading, Garages and Driveways:

- a. Loading docks, service areas and trash disposal facilities should not face public gathering space or a public street.
- b. Drive-through service windows should only be located on the side or in the rear of properties that are internal to the block or accessible from an alley.
- c. Garages should be subservient in size, height and location to the overall building and should be located so that cars parked outside the structure will not project beyond the front building wall. The use of detached garages to the rear of the lot is highly encouraged.
- d. Attached garages that are not setback from the front main building façade should be designed to have access from the side or from the rear of the building and should not be visible from the public way.
- e. Common or shared driveways and parking lots are encouraged to reduce curb cuts, reduce impervious area, and enhance pedestrian circulation.

11. Roofline Articulation:

- a. The roof design should provide a variety of building heights and varied roofline articulation. Local models reflecting traditional New England architectural styles should be considered in the selection of roof forms. Introducing roof shapes, pitches, or materials not traditionally used in the area should be avoided.
- b. Flat roofs should not be used for single story buildings. Where proposed, flat roofs should have decorative cornices or parapets that shield views of any mechanical systems located on the roof from the street or from windows at a lower elevation in adjacent buildings.
- c. Downspouts should match gutters in material and finish.
- d. Utilities and protrusions through or on the front of roofs are highly discouraged.
- e. The pitch and vertical height of roofs should not rival or exceed walls in their visible proportions from street views.

12. Building Materials:

- a. Materials and building treatments that reduce the visibility of buildings from distant vantage points should be used and be consistent and compatible with traditional New England architectural and site design.
- b. Where more than one material is used, traditionally heavier materials (stone, brick, concrete with stucco, etc.) should be located below lighter materials (wood, fiber cement board, siding, etc). The change in material should occur along a horizontal line, preferably at the floor level.
- c. Natural materials, such as brick, stone, wood clapboards and shingles, and slate are preferred over industrial materials such as concrete, sheet metal, asphalt shingles, vinyl and plastic synthetic siding and windows, and insulated steel doors (especially those that can be seen at the pedestrian level).

13. Energy Efficiency:

- a. All buildings shall reflect environmentally responsible design and construction practices as governed by the Energy Star Program.

- b. Buildings are also strongly encouraged to be certifiable by the U.S. Green Building Council LEED Rating System.
- f. **Stormwater Management, Wetlands and Riverfront Areas.** In establishing compliance with the local Georgetown Wetland Bylaw, within the GSOD these standards are as follows:
 - 1. All projects must meet the MA DEP/CZM standards as described in the Massachusetts Stormwater Policy (Volumes 1 and 2) (MA DEP/CZM, 1996, as updated), regardless of whether the project discharges directly to a wetland resource or falls under the jurisdiction of the MA Wetland Protection Act.
 - 2. All projects must comply with all federal, state and local wetland regulations.
- g. **Erosion Control.** Erosion of soil and sedimentation of streams and water bodies shall be minimized using the following erosion practices:
 - 1. Exposed or disturbed areas due to stripping of vegetation, soil removal, and regrading shall be permanently stabilized within six months of occupancy of a structure.
 - 2. During construction, temporary vegetation and/or mulching shall be used to protect exposed area from erosion. Until a disturbed area is permanently stabilized, sediment in run-off water shall be trapped by using staked hay bales or sedimentation straps.
 - 3. Permanent erosion control and vegetative measures shall be in accordance with the erosion/ sedimentation/vegetative practices recommended by the Soil Conservation Service.
- h. **Water Quality.** Groundwater recharge shall be maximized and groundwater quality shall be protected. Various techniques may be required to maximize recharge, such as perforated drain pipes, reduction of paved areas, and reduction of building coverage. To improve water quality techniques such as installing low impact development drainage systems such as rain gardens, bio-retention areas and water quality swales. Where the groundwater elevation is close to the surface extra site grading precautions may be taken to maintain the protective function of the overburden.
- i. **Hazardous Material and Explosive Materials.** The storage, use, transportation, and removal of all hazardous materials and explosive materials shall be consistent with the requirements specified by the Georgetown Fire Department plus all relevant state and federal regulations.
- j. **Lighting.** All Plans shall comply with the following requirements:
 - 1. Parking lot pole lighting shall not exceed a height of 18 feet and shall not create spillover lighting onto adjacent properties or into the night sky.
 - 2. Lighting along the driveways, pedestrian walkways and sidewalks shall not exceed 10 feet in height and match existing fixtures within the Georgetown Center.
 - 3. Parking and pedestrian light fixtures should be compatible with the building lighting to provide for a contiguous appearance of the project.
- k. **Environmental Performance Standards.** All Plans shall comply with the following requirements:
 - 1. Emissions shall be completely and effectively confined within the building, or so regulated as to prevent any nuisance, hazard, or other disturbance from being perceptible (without the use of instruments) at any lot line of the premises on which the use is located.
 - 2. All activities and all storage of flammable and explosive materials at any point shall be provided with adequate safety devices against fire and explosion and adequate fire fighting and fire suppression devices and equipment.
 - 3. No activities that emit dangerous radioactivity at any point; no electrical disturbance adversely affecting the operation of any point, or any equipment other than that operation at any point, or any equipment other than that of the creator of such disturbance shall be permitted.

4. No emission of visible smoke of a shade darker than No 1 on the Ringlemann Smoke Chart as published by the U. S. Bureau of Mines shall be permitted.
5. No emission which can cause any damage to health of animals or vegetation or which can cause excessive soiling at any point, or in no event any emission of any solid or liquid particles in concentration exceeding 0.3 grains per cubic foot of conveying gas or air shall be permitted.
6. No discharge, at any point, into a private sewerage system, stream, the ground, or a municipal sewerage disposal system of any material in such a way, or of such a nature or temperature as can contaminate any running stream, water supply, or otherwise cause the emission of dangerous or objectionable elements and accumulation of wastes conducive to the breeding of rodents or insects shall be permitted.
7. No vibration which is discernible to the human sense of feeling for three (3) minutes or more in any hour between 7:00 A.M. and 7:00 P.M. or for thirty (30) seconds or more in any hour between 7:00 P.M. to 7:00 A.M. shall be permitted. No vibration at any time shall produce an acceleration of more than 0.1 gram shall result in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, U. S. Bureau of Mines Bulletin N.442.
8. No emission or odorous gases or odoriferous matter in such quantities as to be offensive shall be permitted. Any process which may involve the creation and/or emission of any odors shall be provided with a secondary safeguard system. No objectionable odor greater than that caused by 0.001202 per thousand cubic feet of hydrogen sulfide or any "odor threshold" as defined in Table III in Chapter 5 of Air Pollution Abatement Manual, copyright 1951, by Manufacturing Chemists Association, Inc., of Washington, D. C. shall be permitted.
9. No direct or sky-reflected glare, whether from floodlights, or from high temperature processes such as welding shall be permitted.

1. **Noise.** All Plans shall comply with the following requirements:

1. Excessive noise at unreasonable hours shall be muffled so as not to be objectionable due to volume, frequency, shrillness, or intermittence.
2. The maximum permissible sound pressure level of any continuous, regular, or frequent source of sound produced by any use or activity shall not exceed the following limits at the property line or district line, whichever is more restrictive of the source:

Frequency Band (Cycles Per Second)	Sound Pressure Level (Decibel re.0.002 dyne/CM)
20-75	65
75-100	54
150-300	47
300-600	41
600-1200	37
1200-2400	34
2400-4800	31
4800-10,000	28

If this sound is not smooth and continuous, the following corrections should be added to each of the actual decibel levels given:

- a. Daytime Operation Only +5
 - b. Noise source operations less than 20% of any hour period +5
- Note: Only one (1) of above corrections may be applied.

Sound pressure level shall be measured at all major lot lines, at a height of at least four (4) feet above the ground surface. Noises shall be measured with a sound level

meter meeting the standards of the American Standards Institute, ANSI SI.4-1961 "American Standard Specification for General Purpose Sound Level Meters." The interment shall be set to the A-weight response scale. Measurements shall be conducted in accordance with ANSI SI.2-1962 "American Standard Meter for the Physical Measurements of Sound."

3. Sound levels specified shall not be exceeded for more than 15 minutes in any one day, except for temporary construction or maintenance work, agricultural activity, timber harvesting, traffic, church bells, emergency warning device, parades, or other similar special circumstances.
4. No person shall engage in or cause very loud construction activities on a site abutting residential use between the hours of 9 P.M. of one day and 7 A.M. of the following day.

m. **Utilities.** All Plans shall comply with the following requirements:

1. Electric, telephone, cable TV and other such utilities shall be underground from existing roadway utilities.
2. The applicant must demonstrate that the proposed development is consistent with the Town's Planned Infrastructure Report and Capital Improvement Plan and that it will not overburden public sewer, water, and other service systems. If sewerage is to be treated on site, the applicant shall submit plans and specifications for said treatment system and shall demonstrate that the system will not negatively impact adjacent properties or aquifer recharge areas.

n. **Universal Access.** All buildings shall conform to the universal access requirements of 521 CMR (The Rules and Regulations of the Massachusetts Architectural Access Board), the Uniform Federal Accessibility Standards (UFAS), as referenced by Section 504 of the Rehabilitation Act, the 24 CFR 100.205 - Federal Fair Housing Act (FHA) requirements for Accessible Design and Construction, and Appendix A to 26 CFR Part 36 - ADA Standards for Accessible Design (ADAAG), as referenced in the Americans with Disabilities Act.

11. PLAN APPROVAL DECISIONS

11.1 Plan Approval. Plan Approval shall be granted where the PAA finds that:

1. The Applicant has submitted the required fees and information as set forth in the PAA Regulations.
2. The Project as described in the application meets all of the requirements, criteria and standards set forth in Section 10: Design Standards for the GSOD, and the PAA Regulations, or a waiver has been granted there from.
3. Any extraordinary adverse potential impacts of the Project on nearby properties have been adequately mitigated.

For a Project subject to the Affordability requirements of Section 6.0, compliance with condition (2) above shall include written confirmation by the Administering Agency that all requirements of that Section have been satisfied. The PAA may attach conditions to the Plan Approval decision that are necessary to ensure substantial compliance with this Bylaw or to mitigate any extraordinary adverse potential impacts of the Project on nearby properties.

11.2 Plan Disapproval. A Plan Approval application may be disapproved only where the PAA finds that:

1. The applicant has not submitted the required fees and information as set forth in the PAA Regulations; or
2. The Project as described in the application does not meet all of the requirements, criteria and standards set forth in Section 10, Design Standards for the GSOD, and the PAA Regulations, or that a requested waiver there from has not been granted; or
3. It is not possible to adequately mitigate significant adverse project impacts on nearby properties

by means of suitable conditions.

- 11.3 Waivers.** Upon the request of the Applicant, the Plan Approval Authority may waive dimensional and other requirements of this Bylaw in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the GSOD, or if it finds that such waiver will allow the Project to achieve the density, affordability, mix of uses, and/or physical character allowable under this Bylaw.
- 11.4 Project Phasing.** The PAA, as a condition of any Plan Approval, may allow a Project to be phased at the request of the Applicant, or it may require a Project to be phased to mitigate any extraordinary adverse Project impacts on nearby properties. For Projects that are approved and developed in phases, the proportion of Affordable to market rate units shall be consistent across all phases, and the proportion of Existing Zoned Units to Bonus Units (as those terms are defined under 760 CMR 59.00) shall be consistent across all phases.
- 11.5 Form of Decision.** The PAA shall issue to the applicant a copy of its decision containing the name and address of the owner, identifying the land affected, and the plans that were the subject of the decision, and certifying that a copy of the decision has been filed with the Town Clerk and that all plans referred to in the decision are on file with the PAA. If twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk without an appeal having been filed or if such appeal, having been filed, is dismissed or denied, the Town Clerk shall so certify on a copy of the decision. If a plan is approved by reason of the failure of the PAA to timely act, the Town Clerk shall make such certification on a copy of the application. A copy of the decision or application bearing such certification shall be recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or recorded and noted on the owner's certificate of title. The fee for recording or registering shall be paid by the applicant.
- 11.6 Validity of Decision.** A Plan Approval shall remain valid and shall run with the land indefinitely, provided that construction has commenced within two years after the decision is issued, which time shall be extended by the time required to adjudicate any appeal from such approval and which time shall also be extended if the Project proponent is actively pursuing other required permits for the Project or there is other good cause for the failure to commence construction, or as may be provided in a Plan Approval for a multi-phase Project.

12. CHANGE IN PLANS AFTER APPROVAL BY PAA

- 12.1 Minor Change.** After Plan Approval, an applicant may apply to make minor changes in a Project involving minor utility or building orientation adjustments, or minor adjustments to parking or other site details that do not affect the overall buildout or building envelope of the site, or provision of open space, number of housing units, or housing need or affordability features. Such minor changes must be submitted to the PAA on redlined prints of the approved plan, reflecting the proposed change, and on application forms provided by the PAA. The PAA may authorize such changes at any regularly scheduled meeting, without the need to hold a public hearing. The PAA shall set forth any decision to approve or deny such minor change by motion and written decision, and provide a copy to the applicant for filing with the Town Clerk.
- 12.2 Major Change.** Those changes deemed by the PAA to constitute a major change in a Project because of the nature of the change in relation to the prior approved plan, or because such change cannot be appropriately characterized as a minor change as described above, shall be processed by the PAA as a new application for Plan Approval pursuant to Sections 8.0 - through 10.0.

13. SEVERABILITY

If any provision of this Bylaw is found to be invalid by a court of competent jurisdiction, the remainder of Bylaw shall not be affected but shall remain in full force. The invalidity of any provision of this Bylaw shall not affect the validity of the remaining Bylaw.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

MOTION

Hugh Carter moved and it was seconded by Chris Rich to amend the Zoning Bylaw by: inserting a new section, Section §165-135 – Georgetown Square Overlay District (GSOD) as amended and approved by DHCD; making an amendment to the definition of Overlay Districts in Section 165-7; adding an exemption for 40R developments under the Rate of Development Bylaw in Section 165-17; and by adopting an amendment to the Zoning Map for such purposes;, all as set forth in a handout entitled “Approved Planning Board Bylaw Amendments” – “Georgetown Square 40R Overlay District – Final DHCD Review April 29, 2009”

1. PURPOSE

The purpose of this Bylaw is to establish the Georgetown Square Overlay District (GSOD) to encourage smart growth in accordance with the purposes of G. L. Chapter 40R and to foster a range of housing opportunities within mixed use buildings to be proposed in a distinctive and attractive site development program that promotes compact design, preservation of open space, and a variety of transportation options, including enhanced pedestrian access to employment and nearby transportation systems. Other objectives of this Section are to:

- 1. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities within Georgetown Square;**
- 2. Provide for a full range of housing choices for households of all incomes, ages, and sizes in order to meet the goal of preserving Georgetown’s unique community character;**
- 3. Increase the production of a range of housing units to meet existing and anticipated housing needs;**
- 4. Provide a mechanism by which mixed-use and residential development can contribute directly to increasing the supply and diversity of housing and promote economic development within Georgetown Square;**
- 5. Establish requirements, standards, and guidelines, and ensure predictable, fair and cost-effective development review and permitting;**
- 6. Establish development standards to allow context-sensitive design and creative site planning that is compatible with the surrounding neighborhood, protects neighborhood property values and enhances its unique natural, cultural and historic resources;**
- 7. To encourage the permanent preservation of contiguous open space, scenic vistas, agricultural land, forestry land, wildlife and rare species habitat, other natural resources and features, including aquifers, waterbodies, areas of critical environmental concern, and wetlands, and historical and archeological resources, in a manner that is consistent with the Master Plan and Open Space Plan;**
- 8. To encourage a more efficient and compact form of development that consumes less open land and natural materials and conforms to existing topography and natural features better than a conventional commercial or housing development; and**
- 9. Enable the Town to receive Zoning Incentive Payments and Density Bonus Payments in accordance with G. L. Chapter 40R and 760 CMR 59.06.**

2. DEFINITIONS

For purposes of this Overlay District the following definitions shall apply. All capitalized terms shall be defined in accordance with the definitions established under the Enabling Laws or Section

2.0, or as set forth in the Planned Approval Authority (PAA) Regulations. To the extent that there is any conflict between the definitions set forth in Section 2.0 or the PAA Regulations and the Enabling Laws, the terms of the Enabling Laws shall govern.

Monitoring Agent – the Georgetown Affordable Housing Trust or other qualified housing entity designated by the Board of Selectmen, pursuant to Section 6, to review and implement the Affordability requirements affecting Projects under Section 6.

Affordable Homeownership Unit - an Affordable Housing unit required to be sold to an Eligible Household.

Affordable Housing Unit - housing that is affordable to and occupied by Eligible Households.

Affordable Housing Restriction - a deed restriction of Affordable Housing meeting statutory requirements in G.L. Chapter 184, Section 31 and the requirements of Section 6 of this Bylaw.

Affordable Rental Unit - an Affordable Housing unit required to be rented to an Eligible Household.

Applicant – the individual or entity that submits a Project for Plan Approval.

As-of-right - a use allowed under Section 5 without recourse to a special permit, variance, zoning amendment, waiver or other form of zoning relief. A Project that requires Plan Approval by the PAA pursuant to Sections 7 through 12 shall be considered an as-of-right Project.

Department or DHCD - the Massachusetts Department of Housing and Community Development and any successor agency.

Design Standards –The Design Standards listed in Section 12 are applicable to all Projects within the GSOD that are subject to Plan Approval by the PAA.

Eligible Household - an individual or household whose annual income is less than 80 percent of the area-wide median income as determined by the United States Department of Housing and Urban Development (HUD), adjusted for household size, with income computed using HUD's rules for attribution of income to assets.

Enabling Laws – G.L. Chapter 40R and 760 CMR 59.00.

Future Open Space – To the extent feasible under the GSOD, the area, identified on the Sub-District Plan as Future Open Space, as shown in Exhibit 1, shall be set aside a dedicated as permanent open space areas through the use of a conservation restriction as defined in G.L. c. 184 or other effective means.

GSOD – the Georgetown Square Overlay District (GSOD) established in accordance with this Section.

Maximum Building Area - Maximum Building Area includes the total area used for all buildings, primary access, driveways, parking, loading areas and stormwater management areas.

Multi-Family Residential Use – A building that contains three or more apartments or condominium units.

Minimum Open Space –The minimum open space area required under Section 7.1 shall be perpetually kept in an open state, preserved exclusively for the purposes set forth herein, and maintained in a manner which will ensure its suitability for its intended purposes. The open space shall be suitable for and protected and maintained for wildlife habitat, conservation, wetland and habitat areas, historic preservation (landscapes and/or accessory structures), outdoor education, passive and active outdoor recreation, park purposes, agriculture, horticulture, forestry, and/or a combination of these uses. At the discretion of the PAA, utility easements and wastewater or

stormwater management systems serving the Project may be located within the minimum open space areas.

Mixed-Use– A building that contains non residential use(s) with one or more apartments or condominiums located above the ground floor.

PAA Regulations – the rules and regulations of the PAA adopted pursuant to Section 8.3.

Plan Approval - standards and procedures which Projects in the GSOD must meet pursuant to Sections 8.0 through 12.0 and the Enabling Laws.

Plan Approval Authority (PAA) - the local approval authority authorized under Section 8.2 to conduct the Plan Approval process for purposes of reviewing Project applications and issuing Plan Approval decisions within the GSOD.

Project - a Multi-Family Residential Use or Mixed Use development undertaken within the GSOD in accordance with the requirements of this Bylaw.

Zoning Bylaw - the Zoning Bylaw of the Town of Georgetown, as amended.

3. OVERLAY DISTRICT

3.1 **Establishment.** The GSOD is an overlay district having a land area of approximately eight (8) acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map as set forth on the map entitled “Georgetown Square Overlay District”, prepared by the Georgetown Planning Office. (attached as Exhibit 1). This map is hereby made a part of the Zoning Bylaw and is on file in the Office of the Town Clerk.

The GSOD contains seven (7) sub-districts as follows:

- 1 – Mixed-Use - 1 [MU -1]
- 2 – Mixed-Use - 2 [MU -2]
- 3 – Mixed-Use - 3 [MU -3]
- 4 – Multi-Family Residential [MFR]
- 5 – Substantially Developed Area - 1 [SDA -1]
- 6 – Substantially Developed Area - 2 [SDA -2]
- 7 – Future Open Space [FOS]

4. APPLICABILITY OF GSOD

4.1 **Applicability of GSOD.** An Applicant may seek development of a Project located within the GSOD in accordance with the provisions of the Enabling Laws and this Bylaw. In such case, notwithstanding anything to the contrary in the Zoning Bylaw, such application shall not be subject to any other provisions of the Zoning Bylaw, including limitations upon the issuance of building permits for residential uses related to a rate of development or phased growth limitation or to a local moratorium on the issuance of such permits, or to other building permit or dwelling unit limitations. Nor shall approval be withheld for a Project showing the use of adjoining land to the district for purposes of secondary access or utility improvements.

4.2 **Underlying Zoning.** The GSOD is an overlay district superimposed on all underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the underlying zoning district(s) shall remain in full force, except for those Projects undergoing development pursuant to this Bylaw. Within the boundaries of the GSOD, a developer may elect either to develop a Project in accordance with the requirements of the Smart Growth Zoning, or to develop a project in accordance with requirements of the regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the underlying zoning district(s).

4.3 Administration, Enforcement, and Appeals. The provisions of this Bylaw shall be administered by the Building Inspector, except as otherwise provided herein. Any legal appeal arising out of a Plan Approval decision by the PAA under Sections 8 through 12 shall be governed by the applicable provisions of G. L. Chapter 40R. Any other request for enforcement or appeal arising under this Bylaw shall be governed by the applicable provisions of G. L. Chapter 40A.

5. PERMITTED USES

In compliance with the dimensional and density regulations listed under Section 7.1, the following uses are permitted “as-of-right” and by “waiver” for all Projects within the GSOD.

5.1 “As-of Right” Density Projects:

5.1.1. A Project within a Mixed-Use [MU] Sub-District(s) may include:

- a) Mixed-Use provided that the minimum allowable as-of-right density requirements for residential use specified in Section 7.1 shall apply to the residential portion of any Mixed-Use Project. All residential uses shall be located above the ground or street-level floor of the building(s). All ground or street level floor uses shall be non-residential uses;
- b) Any of the following non residential uses are permitted in a Mixed Use Project:
 - General Retail Sales and Services
 - Restaurants
 - Professional/ Business Offices
 - Artist Live/Work Space
- c) Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g. parking garages); and
- d) Accessory uses customarily incidental to any of the above permitted uses.

5.1.3 A Project within the Multi-Family Residential Sub-District [MFR] may include:

- a) Multi-Family Residential Use;
- b) Mixed-Use as authorized in Section 5.1.1;
- c) Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g. parking garages); and
- d) Accessory uses customarily incidental to any of the above permitted uses.

5.1.3. A development project within the Future Open Space [FOS] Sub-District may include:

- a) Any of the following commercial or non-residential uses:
 - Public Park or Conservation areas
- b) Accessory uses customarily incidental to any of the above permitted uses.

5.2 “Waiver” Density Projects:

5.2.1. A Project within the Substantially Developed Area [SDA] Sub-District(s) may, at the discretion of the PPA, include:

- a) Multi-Family Residential Use
- b) Mixed-Use provided the PAA has determined that the minimum allowable as-of-right density requirements for residential use specified in Section 7.1 shall apply to the residential portion of any Mixed-Use Project. A Mixed-Use Project within this Sub-District shall require all residential uses to be located above the ground

or street-level floor of the building(s). All ground or street level floor uses shall be non-residential uses;

- c) Any of the following non-residential uses are permitted:
 - General Retail Sales and Services
 - Restaurants
 - Professional Business Offices
 - Artist Live/Work Space
- d) Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g. parking garages); and
- e) Accessory uses customarily incidental to any of the above permitted uses.

6. HOUSING AND HOUSING AFFORDABILITY

6.1 Number of Affordable Housing Units. For all Projects within the GSOD, not less than twenty percent (20%) of housing units constructed shall be Affordable Housing Units (AHU). For purposes of calculating the number of units of AHU required within a Project, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.

6.2 Monitoring Agent. The Monitoring Agent shall be the Georgetown Affordable Housing Trust or other agency designated by the Board of Selectmen. In a case where the Monitoring Agent cannot adequately carry out its administrative duties, upon certification of this fact by the designating official or by DHCD, such duties shall devolve to and thereafter be administered by a qualified housing entity designated by the designating official. The Monitoring Agent shall ensure the following, both prior to issuance of a Building Permit for a Project within the GSOD, and on a continuing basis thereafter, as the case may be:

1. Prices of Affordable Homeownership Units are properly computed; rental amounts of Affordable Rental Units are properly computed;
2. Income eligibility of households applying for Affordable Housing Units are properly and reliably determined;
3. The housing marketing and resident selection plan conform to all requirements and are properly administered;
4. Sales and rentals are made to Eligible Households chosen in accordance with the housing marketing and resident selection plan with appropriate unit size for each household being properly determined and proper preference being given; and
5. Affordable Housing Restrictions meeting the requirements of this section are recorded with the proper registry of deeds.

6.3 Submission Requirements. As part of any application for Plan Approval for a Project within the GSOD submitted under Sections 8.0 through 12.0, the Applicant must submit the following documents to the PAA and the Monitoring Agent:

1. Evidence that the Project complies with the cost and eligibility requirements of Section 6.4;
2. Project plans that demonstrate compliance with the requirements of Section 6.5; and
3. A form of Affordable Housing Restriction that satisfies the requirements of Section 6.6.

These documents in combination, to be submitted with an application for Plan Approval shall include details about construction related to the provision, within the development, of units that are accessible to the disabled.

6.4 Cost and Eligibility Requirements. Affordable Housing Units shall comply with the following requirements:

1. Affordable Housing Units are required to be offered for rent or sale shall be rented or sold to and occupied only by Eligible Households;
2. For an Affordable Rental Unit, the monthly rent payment, including utilities and parking, shall not exceed 30 percent of the maximum monthly income permissible for an Eligible

Household, assuming a family size equal to the number of bedrooms in the unit plus one, unless other affordable program rent limits approved by the DHCD shall apply; and

3. For an Affordable Homeownership Unit, the monthly housing payment, including mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner's association fees, insurance, and parking, shall not exceed 30 percent of the maximum monthly income permissible for an Eligible Household, assuming a family size equal to the number of bedrooms in the unit plus one.

Prior to the granting of any Plan Approval for a Project, the Applicant must demonstrate, to the satisfaction of the Monitoring Agent, that the method by which such affordable rents or affordable purchase prices are computed shall be consistent with state or federal guidelines for affordability applicable to the Town of Georgetown.

6.5 Design and Construction. Units of Affordable Housing shall be finished housing units. Units of Affordable Housing shall be dispersed throughout the Project of which they are part and be comparable in initial construction quality and exterior design to the other housing units in the Project. The total number of bedrooms in the Affordable Housing shall be at least proportionate to the total number of bedrooms in all units in the Project of which the Affordable Housing is part.

6.6 Affordable Housing Restriction. Each Project shall be subject to an Affordable Housing Restriction which is recorded with the appropriate registry of deeds or district registry of the Land Court and which contains the following:

1. Specification of the term of the affordable housing restriction which shall be the longest period allowed by law but shall be no less than thirty years;
2. The name and address of the Monitoring Agent with a designation of its power to monitor and enforce the affordable housing restriction;
3. A description of the Affordable Homeownership Unit, if any, by address and number of bedrooms; and a description of the overall quantity and number of bedrooms and number of bedroom types of Affordable Rental Units in a Project or portion of a Project which are rental. Such restriction shall apply individually to the specifically identified Affordable Homeownership Unit and shall apply to a percentage of rental units of a rental Project or the rental portion of a Project without specific unit identification.
4. Reference to a housing marketing and resident selection plan, to which the Affordable Housing is subject, and which includes an affirmative fair housing marketing program, including public notice and a fair resident selection process. If approved by DHCD, the housing marketing and selection plan may provide for preferences in resident selection; the plan shall designate the household size appropriate for an Affordable Housing Unit with respect to bedroom size and provide that the preference for such Unit shall be given to a household of the appropriate size;
5. A requirement that buyers or tenants will be selected at the initial sale or initial rental and upon all subsequent sales and rentals from a list of Eligible Households compiled in accordance with the housing marketing and selection plan;
6. Reference to the formula pursuant to which rent of a rental unit or the maximum resale price of a homeownership will be set;
7. A requirement that only an Eligible Household may reside in Affordable Housing and that notice of any lease of any Affordable Rental Unit shall be given to the Monitoring Agent;
8. Provision for effective monitoring and enforcement of the terms and provisions of the affordable housing restriction by the Monitoring Agent;
9. Provision that the restriction on an Affordable Homeownership Unit shall run in favor of the Monitoring Agent and the Town, in a form approved by municipal counsel, and shall limit initial sale and re-sale to and occupancy by an Eligible Household;
10. Provision that the restriction on Affordable Rental Units in a rental Project or rental portion of a Project shall run with the rental Project or rental portion of a Project and shall

run in favor of the Monitoring Agent and the Town, in a form approved by municipal counsel, and shall limit rental and occupancy to an Eligible Household;

11. Provision that the owner[s] or manager[s] of Affordable Rental Unit[s] shall file an annual report to the Monitoring Agent, in a form specified by that agent certifying compliance with the Affordability provisions of this Bylaw and containing such other information as may be reasonably requested in order to ensure affordability; and
12. A requirement that residents in Affordable Housing provide such information as the Monitoring Agent may reasonably request in order to ensure affordability.

6.7 Costs of Housing Marketing and Selection Plan. The housing marketing and selection plan shall make provisions for payment by the Project applicant of reasonable costs to the Monitoring Agent to develop, advertise, and maintain the list of Eligible Households and to monitor and enforce compliance with affordability requirements.

6.8 Age Restrictions. Nothing in this Bylaw shall permit the imposition of restrictions on age upon all Projects throughout the entire GSOD. However, the PAA may, in its review of an application for Plan Approval under Sections 8 through 12, allow a specific Project within the GSOD designated exclusively for the elderly, persons with disabilities, or for assisted living, provided that any such Project shall be in compliance with all applicable fair housing laws and not less than twenty-five percent (25%) of the housing units in such a restricted Project shall be restricted as Affordable units. Any Project which includes age-restricted residential units shall also comply with applicable federal, state and local fair housing laws and regulations.

6.9 Phasing. For any Project that is approved and developed in phases in accordance with Section 8.4, the proportion of Affordable Housing Units (and the proportion of Existing Zoned Units to Bonus Units as defined in 760 CMR 59.04 1(h)) shall be consistent across all phases.

6.10 No Waiver. Notwithstanding anything to the contrary herein, the Affordability provisions in Section 6 shall not be waived.

7. DIMENSIONAL AND DENSITY REQUIREMENTS

7.1. Table of Dimensional Requirements. Notwithstanding anything to the contrary in this Zoning Bylaw, the dimensional requirements applicable in the GSOD are as follows:

Table of Dimensional Regulations:

Sub-District	Min. Lot Size	Minimum Lot Frontage (feet)	Maximum Front Yard Setback (feet)	Min. Side (feet)	Min. Rear (feet)	Maximum Height (feet)	Maximum Height (# stories)	Maximum Building Area (% of lot)	Minimum Open Space (% of lot)
MU - 1	-	100	5	5	10	40	3.5	90	10
MU - 2	-	50	5	5	25	40	3.5	90	10
MU - 3	-	100	5	5	10	35	3	90	10
MFR	-	150	5	5	20	35	3	80	20
SDA - 1	10,000	100	5	5	10	35	2.5	90	10
SDA - 2	10,000	80	5	5	50	35	2.5	70	30
FOS	4,000	NA	NA	NA	NA	NA	NA	NA	NA

7.2 Density Requirements. Notwithstanding anything to the contrary in this Zoning Bylaw, the density requirements applicable in the GSOD are as follows:

- (a) Single-family residential use shall be permitted at a density of at least eight (8) units per acre;
- (b) Two or Three Family residential use shall be permitted at a density of at least twelve (12) units per acre;

- (c) **Mixed-Use and Multi-Family Residential Use** shall be permitted at a density of at least twenty (20) units per acre; and
- (d) In accordance with Section 5.2, a **Mixed Use Project** within a **Substantially Developed Sub-District** may, at the discretion of the PPA, be permitted at a density consistent with the land use densities listed above in (a-c).

7.3 Waivers. Projects may be granted waivers to the dimensional requirements listed in Section 7.1, or the parking, roadway design or design standards if the PAA determines that the proposed density and design is consistent with the requirements of Sections 6 through 12.

8. PLAN APPROVAL OF PROJECTS: GENERAL PROVISIONS

- 8.1 Plan Approval.** An Application for Plan Approval shall be reviewed by the PAA for consistency with the purpose and intent of Sections 8.0 through 12.0. Such Plan Approval process shall be construed as an as-of-right review and approval process as required by and in accordance with the Enabling Laws. The following categories of Projects shall be subject to the Plan Approval process:
 - a) Any Multi-Family Residential Use or Mixed-Use Project;
 - b) Any Project seeking a waiver.
- 8.2 Plan Approval Authority (PAA).** The Georgetown Planning Board, consistent with G.L. Chapter 40R and 760 CMR 59.00, shall be the Plan Approval Authority (the “PAA”), and it is authorized to conduct the Plan Approval process for purposes of reviewing Project applications and issuing Plan Approval decisions within the GSOD.
- 8.3 PAA Regulations.** The Plan Approval Authority may adopt administrative rules and regulations relative to Plan Approval. Such rules and regulations must be approved by the Department of Housing and Community Development
- 8.4 Project Phasing.** An Applicant may propose, in a Plan Approval submission, that a Project be developed in phases, provided that the submission shows the full buildout of the Project and all associated impacts as of the completion of the final phase, and subject to the approval of the PAA. Any phased project shall comply with the provisions of Section 6.9.
- 8.5 Design Standards.** To ensure that new development shall be of high quality, and shall meet the standards listed in Section 10. The PAA shall follow the Design Standards governing Projects for Plan Approval within the GSOD.

9. PLAN APPROVAL PROCEDURES

- 9.1 Pre-application.** Prior to the submittal of a Plan Approval submission, a “Concept Plan” may be submitted to help guide the development of the definitive submission for Project buildout and individual elements thereof. Such Concept Plan should reflect the following:
 1. Overall building envelope areas;
 2. Open space and natural resource areas; and
 3. General site improvements, groupings of buildings, and proposed land uses.

The Concept Plan is intended to be used as a tool for both the applicant and the PAA to ensure that the proposed Project design will be consistent with the Design Standards.

- 9.2 Required Submittals.** An application for Plan Approval shall be submitted to the PAA on the form provided by the PAA, [along with application fee(s)] which shall be as set forth in the PAA Regulations]. For any Project that is subject to the Affordability requirements of Section 6.0, the application shall be accompanied by all materials required under Section 6.3.

- 9.3 **Filing.** An applicant for Plan Approval shall file twelve (12) copies of the application form and the other required submittals as set forth in the PAA Regulations with the Town Clerk and a copy of the application including the date of filing certified by the Town Clerk shall be filed forthwith with the PAA.
- 9.4 **Circulation to Other Boards.** Upon receipt of the Application, the PAA shall immediately provide a copy of the application materials to the Board of Selectmen, Board of Appeals, Board of Health, Conservation Commission, Water Department, Georgetown Light Department, Fire Department, Police Department, Building Inspector, Highway Surveyor and the Monitoring Agent(for any Project subject to the Affordability requirements of Section 6.0), for comment, and any such board, agency or officer shall provide any written comments within 60 days of its receipt of a copy of the plan and application for approval.
- 9.5 **Hearing.** The PAA shall hold a public hearing for which notice has been given as provided in Section 11 of G.L. Chapter 40A. The decision of the PAA shall be made, and a written notice of the decision filed with the Town Clerk, within 120 days of the receipt of the application by the Town Clerk. The required time limits for such action may be extended by written agreement between the applicant and the PAA, with a copy of such agreement being filed in the office of the Town Clerk. Failure of the PAA to take action within said 120 days or extended time, if applicable, shall be deemed to be an approval of the Plan Approval application.
- 9.6 **Peer Review.** The Applicant shall be required to pay for reasonable consulting fees to provide peer review of the Plan Approval application, pursuant to G.L. Chapter 40R, Section 11(a). Such fees shall be held by the Town of Georgetown in a separate account and used only for expenses associated with the review of the application by outside consultants, including, but not limited to, attorneys, engineers, urban designers, housing consultants, planners, and others. Any surplus remaining after the completion of such review, including any interest accrued shall be returned to the applicant forthwith.
- 9.7 **Infrastructure Improvements.** At the Applicant's expense, the Project shall be required to file a septic plan with the Board of Health. At the Applicant's expense, all other off-site infrastructure improvements (including but not limited to roads, pedestrian walkways, drainage, flood control, water, gas, and electric) shall be addressed as conditions of approval.
- 9.8 **Performance Bond:** The Board shall require a performance bond or surety to assure that the proposed improvements including, but not limited to, utilities, public amenities, landscaping and the site plan are constructed as approved.
- 9.9 **Inspections during Construction:** The Board may require the inspection of improvements as per approved site plan and shall require the Applicant to re-imburse the Board for the services of the consultant.

10. DESIGN AND DEVELOPMENT STANDARDS FOR THE GSOD

- 10.1 **Adoption of Design and Development Standards.** Any Project undergoing the Plan Approval process shall be subject to the Design Standards for the GSOD as set forth below in this Section.
- 10.2 **Purpose.** The Design and Development Standards shall ensure that the physical character of Projects within the GSOD will meet the following goals:
- a. The project will be consistent with the Master Plan and any area specific plan(s), or any other plan document(s) adopted by the Town of Georgetown;
 - b. The project will provide for high-density quality development consistent with the character of building types, streetscapes, and other community features traditionally found in Georgetown Square; and,

- c. The project will be developed in a manner that is consistent with the environmental setting and protective of the historic and natural resources within and around the project.

10.3 **Materials for Review.** All applications for Plan Approval shall be prepared by a Registered Architect, Landscape Architect, or professional Civil Engineer who shall sign and date a designer's certificate as required by the Town's Subdivision Regulations and place their seal upon all pertinent documents unless this requirement is waived by the PAA because of unusually simple circumstances. All original plans shall be prepared on standard 24" x 36" mylar sheets at a minimum scale of 1"=40'. Elevations drawings, where required, shall be drawn at a minimum scale of 1"=8'.

The PAA may waive any information requirements it judges to be unnecessary to the review of small scale developments. Said waiver(s) shall be made to the applicant in writing with stated reasons for granting the waiver. The following information shall be included on the Plan:

- a. **Parcel Information.** The location and boundaries of the lot, adjacent streets or ways, applicable information from Section 7 - Dimensional and Density Requirements, the location and owners names of all adjacent properties;
- b. **Topography.** Existing and proposed topography including contours (two foot intervals), the location of wetlands, streams, water bodies, aquifers, aquifer recharge areas, drainage swales, areas subject to flooding, and unique natural land features, including all slopes over 15%, all trees over eight (8) inches in caliper, and the general location of the tree line;
- c. **Buildings.** Existing and proposed structures, including dimensions, footprint, total gross floor area, number of stories, floor elevations and building height(s);
- d. **Parking & Driveways.** The location of parking and loading areas, driveways, access and egress points;
- e. **Utilities.** The locations and description of all existing and proposed septic systems, sanitary sewer water supply, storm drainage systems (including method and calculations for 10 and 100 year storm events), utilities, and refuse and other waste disposal methods;
- f. **Landscaping.** Proposed landscape features including the locations and a description of buffer areas, screening, fencing, and plantings. A planting plan shall be prepared by a registered landscape architect, unless a licensed plant nursery person is deemed appropriate by the PAA;
- g. **Lighting.** Existing and proposed lighting including the location, lighting source, and fixture types. The PAA may require photometric analysis of proposed lighting;
- h. **Signs.** The location, dimensions, and height of proposed signs;
- i. **Open Space.** The location and description of all proposed open space or recreation areas; and,
- j. **Traffic Generation.** The plan shall describe estimated daily and peak hour vehicle trips to be generated by the site and traffic flow patterns for vehicles and pedestrians showing adequate access to and from the site and adequate circulation within the site.

10.4 **Additional Materials for Review.** In circumstances related to significant environmental or public safety issues or where the proposed intensity of use requires more detailed review, the PAA may also require the following:

- a. **Surface and water pollution** - a report on the impact of storm water runoff on adjacent and downstream water bodies, subsurface ground water and water tables;
- b. **Soils** - a report on the potential dangers of erosion and sedimentation caused by the operation and maintenance of the proposed development and the mitigation efforts proposed. To this end, high intensity soil mapping, i.e., test borings and analysis, may be required;

- c. **Traffic impacts** - a report on existing traffic volume, composition, peak hour levels, and existing street capabilities, analysis of existing and resulting level of services (LOS) for:
 - 1. The nearest and/or most impacted public roadway intersection;
 - 2. Estimated average daily traffic generation composition, peak hour levels;
 - 3. Directional flows resulting from the proposed development;
 - 4. Proposed methods to mitigate the estimated traffic impact; and,
 - 5. The methodology and sources used to derive existing data and estimations.

Further, in an instance where the proposed project will result in an intersection level of service below a rating of LOS D, or result in a roadway volume to capacity rating greater than 1.0; then the applicant shall provide detailed plans (including reconstruction concepts), that when implemented would result in an intersection level of service rating of D or better. The PAA may engage a traffic consultant to review said report and make its recommendations to the PAA before final action is required;
- d. **Architectural Plans** - Elevations, roof plans and other drawings and documentation, architectural elevations of all sides of all new buildings and of those sides of existing buildings which are proposed to be altered in any way. The elevations shall be prepared by a registered architect who shall sign the plan and place his/her seal upon it. The drawings shall be prepared at a minimum scale of 1/8" = 1' and shall show the following:
 - 1. Exterior material and colors;
 - 2. Type and pitch of roofs;
 - 3. Size and spacing of windows, doors and other openings;
 - 4. Size, location, colors, and copy of signs affixed to or hanging from the building;
 - 5. The relationship in bulk and height of other existing structure in the vicinity;
 - 6. Renderings (or model may be provided at the option of the applicant);
 - 7. Cross-sections of the site and buildings; and,
 - 8. Product literature on proposed light fixtures.
- e. **Deeds, easements, agreements and other legal documents** - Drafts of deeds, easements, agreements and other legal documents, including the following where applicable:
 - 1. Deeds of land to be conveyed to the Town for streets or other public purposes;
 - 2. Deeds of easement and right-of-way;
 - 3. Covenants and any other agreements affecting the use of the site;
 - 4. Articles of incorporation of a landowner's association and the by-laws of the association; and,
 - 5. Agreements between the applicant and the Town regarding public improvements or other matters.

10.5 Development and Performance Standards. In order to receive plan approval, all projects or uses must demonstrate compliance with the development and performance standards of the following criteria:

- a. **Access and Traffic Impacts.** Applicants must demonstrate that the project will minimize traffic and safety impacts on Town roads and the following:
 - 1. **Curb-cuts and Driveways.** Curb cuts shall be limited to the minimum width for safe entering and exiting, and the street width shall in not exceed 24 feet. All driveways shall be designed to afford motorists exiting to highways with safe sight distance. The proposed development shall assure safe interior circulation within its site by separating pedestrian and vehicular traffic.
 - 2. **Traffic Impact Statement.** In each case where more than 15 residential units are being proposed or a new commercial building(s) of more than 5,000 square feet total floor area is proposed, or where any proposed enlargement of a building would result in a building have more than 5,000 square feet total floor area, a Traffic Impact Statement shall be prepared containing the following information:

- a. A detailed assessment of the traffic impacts of the proposed project or use on the carrying capacity of any adjacent highway or road(s) and associated intersection; and
 - b. A plan to minimize traffic and safety impacts through such means as physical design and layout concepts, promoting use of public transportation, or other appropriate means.
3. **Pedestrian and Bicycle Circulation.** Each Project shall be designed to encourage pedestrian and bicycle travel by providing short routes to connect residential uses with nearby commercial services, schools, parks and other neighborhood facilities. Adequate pedestrian and bicycle access shall be provided as follows:
- a. Sidewalks shall be provided to allow access to adjacent properties and between individual businesses within a development; and
 - b. Tree-lined or otherwise appropriately landscaped pedestrian paths and walkways shall be linked together areas designated as open space within the site and whenever possible to adjoining public areas.
4. **Public Streets & Sidewalks.** All public streets and sidewalks shall:
- a. Provide for deed public access and all roadways, driveways, trails and sidewalks within the project shall be constructed in conformance with the design and construction standards of the Georgetown Subdivision Rules and Regulations.
 - b. All on-site and off-site improvements, which include the installation of utilities, public lighting, sewers, and other public improvements shall be constructed in accordance with the standards of the Georgetown Subdivision Rules and Regulations; and,
 - c. All off-site construction on state roadways shall comply with the Department of Massachusetts Highway standards, specifications, or special conditions as applicable.

b. Parking.

1. **Number of Spaces.** Unless otherwise approved by the PAA, the following minimum and maximum numbers of off-street parking spaces shall be provided either in surface parking, within garages or other structures that are located within the district:

Uses	Minimum Spaces	Maximum Spaces
Residential Uses	1.5 spaces per unit	2 spaces per unit

Parking requirements for non-residential uses that are required in Under Article IX, Parking and Loading (as of May 4, 2009) are satisfied using the municipal parking lot located in SDA-2.

The PAA may allow for additional visitor parking spaces beyond the maximum spaces per unit if deemed appropriate given the design, layout, and density of the proposed development. The PAA may waive the parking requirement to 1 space per unit for studio or one-bedroom units. Any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.

2. **Shared Parking.** Notwithstanding anything to the contrary herein, the use of shared parking to fulfill parking demands noted above that occur at different times of day is strongly encouraged. Minimum parking requirements above may be reduced by the PAA through the Plan Approval process if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies (e.g. the Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines, or other approved studies).

3. **Reduction in Parking Requirements.** Notwithstanding anything to the contrary herein, any minimum required amount of parking may be reduced by the PAA through the Plan Approval process if the applicant can demonstrate that the lesser amount of parking will not cause excessive congestion, endanger public safety, or that lesser amount of parking will provide positive environmental or other benefits, taking into consideration:
 - a. The availability of surplus off street parking in the vicinity of the use being served and/or the proximity of a bus stop or transit station.
 - b. The availability of public or commercial parking facilities in the vicinity of the use being served.
 - c. Shared use of off street parking spaces serving other uses having peak user demands at different times.
 - d. Age or other occupancy restrictions that are likely to result in a lower level of auto usage
 - e. Impact of the parking requirement on the physical environment of the affected lot or the adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, or loss of pedestrian amenities along public ways.
 - f. The proposed parking shall not cause excessive congestion within Georgetown Square.
 - g. Such other factors as may be considered by the PAA.

4. **Location of Parking.** To the maximum extent feasible, any surface parking lot shall:
 - a. Be located at the rear or side of a building, relative to any principal street, public open space, or pedestrian way.
 - b. Arrange all parking and loading spaces to prevent the backing of automobiles onto any street.
 - c. Design all off-street parking spaces must be at least nine (9) feet in width, eighteen (18) feet in length with an aisle twenty-four (24) feet in width for a two-way double loaded bay and eighteen (18) feet in width for a one-way single loaded bay. In particular circumstances, the alternative parking lot configurations may be allowed at the discretion of the PAA.
 - d. Design all off-street parking and loading spaces, access ways, and maneuvering area so as to provide for adequate drainage, snow removal, maneuverability and curb cuts.

c. Landscaping. All Plans shall comply with the following requirements:

1. **Landscape Buffers.** A landscaped buffer strip at least five (5) feet wide, continuous except for approved driveways, shall be established adjacent to any residential lot line to visually separate parking and other residential uses outside the overlay district. Where applicable, the buffer strip shall be planted with grass, medium height shrubs, and shade trees having a minimum 2 ½" caliper, planted at least every 25 feet along the property line. At all street or driveway intersections, trees or shrubs shall be set back a sufficient distance from such intersections so that they do not present an obstruction to sight lines.
2. **Retaining Walls.** Retaining walls shall be constructed to a maximum height of six (6) feet. If site conditions require elevation changes of greater than six (6) feet, retaining walls shall be terraced and landscaped. Retaining walls facing residential districts shall be a natural stone finish and vertical cast in place concrete shall not be permitted.

4. **Fences, Decorative Walls and Hedges.** The use of low decorative fences to delineate spaces is strongly encouraged and the use of any type of chain link or stockade fence is prohibited.
4. **Pedestrian Amenities.** Pedestrian/oriented features such as covered walkways, pergolas, outdoor sitting plazas, landscaped open space, drop-off areas and recreational facilities, where applicable, shall be considered within the landscape plan.
5. **Parking Areas.** Parking areas containing over 20 parking spaces shall have at least one shade tree per eight (8) parking spaces, such trees to be a minimum of 2 ½ inches in diameter and located either in the parking area or within ten (10) feet of it. At least five (5) percent of the interior of any parking area over 20 spaces shall be maintained with landscaping, including trees, in plots of at least nine (9) feet in width when located within a parking bay. Trees shall be so located to provide visual relief from sun and wind interruption within the parking area, and to assure safe patterns of internal circulation. Smaller parking lots shall use landscaping and terracing to break up large areas of pavement. Trees and shrubs should be used to the maximum extent feasible.
6. **Storage Areas.** Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures shall be screened from view from neighboring properties and streets using dense, hardy evergreen plantings, or earthen berms, or wall or tight fence complemented by evergreen plantings.
7. **Planting Materials.** Drought-resistant, native landscaping shall be provided within the project.
8. **Maintenance.** All landscaped areas shall be properly maintained. Shrubs or trees which die shall be replaced within one growing season.

d. Open Space. All Plans shall comply with the following requirements:

1. **Use.** To the greatest extent possible open space shall be left in its undisturbed natural condition or used as a park or recreational area as determined by the PAA.
2. **Homeowner's Association.** Where applicable, in order to ensure that any proposed common open space, utilities or other common facilities within the development will be properly maintained, the project development shall have a Homeowner's Association, which shall be in the form of a corporation, non-profit organization, or trust, established in accordance with appropriate state law by a suitable legal instrument or instruments recorded at the Essex Registry of Deeds or Registry District of the Land Court. As part of the Plan Approval, the applicant shall supply to the PAA copies of such proposed instrument.

e. Building Design. Building design shall be reviewed by PAA with input from Town officials listed under Section 9.4 and any review consultant(s) employed by the PAA, and others as appropriate. Such input is limited to reviewing Plans for consistency with the Development and Performance Standards. The following design elements listed in this subsection are to be interpreted as building design standards to be applied by the PAA as appropriate to the situation under review.

1. **General Site Design:**
 - a. Parking areas behind buildings should allow for access between lots for automobiles and pedestrians.
 - b. Pedestrian pathways should be provided within the site between buildings and across automobile travel lanes in the form of raised or distinct surfaces such

as stamped concrete or grid pavers, arcades, colonnades, or other similar features.

- c. Balconies shall not be permitted along any building walls that are located directly along a public street or way.

2. Building Size, Height & Scale:

- a. In order to modulate their scale, multi-story commercial or mixed-use buildings should clearly articulate the base, middle and top of the building through the use of cornices, setbacks, and borders of distinct material or other articulating features.
- b. Larger buildings with long façades should articulate the façade with varied rooflines, awnings, arcades, pilasters, columns, recessed spaces and/or entrances and any other features that serve to add texture to these longer façades. Unbroken façades in excess of fifty (50) feet should be avoided.
- c. Large, flat, unadorned, blank walls should be avoided for any side or rear walls of buildings. Where windows are not feasible, raised or recessed vertical surfaces may be used in conjunction with windows, window shaped depressions and decorative lighting.

3. Sign Placement:

- a. Signs should not cover or obscure architectural elements.
- b. All wall signs shall be less than 10% of the wall area and projecting signs shall be no greater than 40 square feet in surface area. Free standing pole signs are no permitted under the GSOD.

4. Sense of Entry:

- a. All commercial buildings should have a principal façade and entry (with operable doors) facing a street or other area dedicated to pedestrian circulation. Buildings may have more than one principal façade and/or entry.
- b. Especially where buildings are set back from the property line, main entrances should incorporate architectural features that draw attention to the entrance. These features may include covered porches, porticos, recessed doorways and awnings.
- c. Street level frontage should be primarily devoted to entrances, shop windows or other displays.

5. Fenestration:

- a. Above the ground-floor, window openings shall be as close as possible to a width to height ratio of 1:2.
- b. The use of windows with “true divided lites” or similar treatment is highly encouraged.
- c. In order to make the windows stand out, some simple trim around the casing shall be used.

6. Dormers:

- a. Dormer styles may include doghouse, eyebrow, or shed dormers. As a general rule, full shed dormers should be placed on the rear or less public side of a building with a side-gable roof.
- b. Windows shall almost fill the face wall of the dormer and match the windows in the rest of the building.

7. Building Lighting:

- a. Broad area lighting will be highly discouraged while soft lighting with full cutoff luminaries aimed down is encouraged.
- b. Entry lights should be mounted within the siding not on the door trim.
- c. Energy-efficient fixtures should be used.

8. Parking, Loading, Garages and Driveways:

- a. Loading docks, service areas and trash disposal facilities should not face public gathering space or a public street.
- b. Drive-through service windows should only be located on the side or in the rear of properties that are internal to the block or accessible from an alley.
- c. Garages should be subservient in size, height and location to the overall building and should be located so that cars parked outside the structure will not project beyond the front building wall. The use of detached garages to the rear of the lot is highly encouraged.
- d. Attached garages that are not setback from the front main building façade should be designed to have access from the side or from the rear of the building and should not be visible from the public way.
- e. Common or shared driveways and parking lots are encouraged to reduce curb cuts, reduce impervious area, and enhance pedestrian circulation.

9. Roofline Articulation:

- a. The roof design should provide a variety of building heights and varied roofline articulation..
- b. Flat roofs should not be used for single story buildings. Where proposed, flat roofs should have decorative cornices or parapets that shield views of any mechanical systems located on the roof from the street or from windows at a lower elevation in adjacent buildings.
- c. Downspouts should match gutters in material and finish.
- d. Utilities and protrusions through or on the front of roofs are highly discouraged.

10. Building Materials:

- a. Where more than one material is used, heavier materials (stone, brick, concrete with stucco, etc.) should be located below lighter materials (wood, fiber cement board, siding, etc). The change in material should occur along a horizontal line, preferably at the floor level.
- b. Natural materials, such as brick, stone, wood clapboards and shingles, and slate are preferred over industrial materials such as concrete, sheet metal, asphalt shingles, vinyl and plastic synthetic siding and windows, and insulated steel doors (especially those that can be seen at the pedestrian level).

11. Energy Efficiency:

- a. All buildings shall reflect environmentally responsible design and construction practices as governed by the Energy Star Program.
- b. Buildings are also strongly encouraged to be certifiable by the U.S. Green Building Council LEED Rating System.

f. Stormwater Management, Wetlands and Riverfront Areas. In establishing compliance with the local Georgetown Wetland Bylaw, within the GSOD these standards are as follows:

1. All projects must meet the MA DEP/CZM standards as described in the Massachusetts Stormwater Policy (Volumes 1 and 2) (MA DEP/CZM, 1996, as updated), regardless of whether the project discharges directly to a wetland resource or falls under the jurisdiction of the MA Wetland Protection Act.
2. All projects must comply with all federal, state and local wetland regulations.

g. Erosion Control. Erosion of soil and sedimentation of streams and water bodies shall be minimized using the following erosion practices:

1. Exposed or disturbed areas due to stripping of vegetation, soil removal, and regrading shall be permanently stabilized within six months of occupancy of a structure.

2. During construction, temporary vegetation and/or mulching shall be used to protect exposed area from erosion. Until a disturbed area is permanently stabilized, sediment in run-off water shall be trapped by using staked hay bales or sedimentation straps.
3. Permanent erosion control and vegetative measures shall be in accordance with the erosion/ sedimentation/vegetative practices recommended by the Soil Conservation Service.

h. Water Quality. Groundwater recharge shall be maximized and groundwater quality shall be protected. Various techniques may be required to maximize recharge, such as perforated drain pipes, and reduction of paved areas. To improve water quality techniques such as installing low impact development drainage systems such as rain gardens, bio-retention areas and water quality swales. Where the groundwater elevation is close to the surface extra site grading precautions may be taken to maintain the protective function of the overburden.

i. Hazardous Material and Explosive Materials. The storage, use, transportation, and removal of all hazardous materials and explosive materials shall be consistent with the requirements specified by the Georgetown Fire Department plus all relevant state and federal regulations.

j. Lighting. All Plans shall comply with the following requirements:

1. Parking lot pole lighting shall not exceed a height of 18 feet and shall not create spillover lighting onto adjacent properties or into the night sky.
2. Lighting along the driveways, pedestrian walkways and sidewalks shall not exceed 10 feet in height and match existing fixtures within the Georgetown Center.
3. Parking and pedestrian light fixtures should be compatible with the building lighting to provide for a contiguous appearance of the project.

k. Environmental Performance Standards. All Plans shall comply with the following requirements:

1. Emissions shall be completely and effectively confined within the building, or so regulated as to prevent any nuisance, hazard, or other disturbance from being perceptible (without the use of instruments) at any lot line of the premises on which the use is located.
2. All activities and all storage of flammable and explosive materials at any point shall be provided with adequate safety devices against fire and explosion and adequate fire fighting and fire suppression devices and equipment.
3. No activities that emit dangerous radioactivity at any point; no electrical disturbance adversely affecting the operation of any point, or any equipment other than that operation at any point, or any equipment other than that of the creator of such disturbance shall be permitted.
4. No emission of visible smoke of a shade darker than No 1 on the Ringlemann Smoke Chart as published by the U. S. Bureau of Mines shall be permitted.
5. No emission which can cause any damage to health of animals or vegetation or which can cause excessive soiling at any point, or in no event any emission of any solid or liquid particles in concentration exceeding 0.3 grains per cubic foot of conveying gas or air shall be permitted.
6. No discharge, at any point, into a private sewerage system, stream, the ground, or a municipal sewerage disposal system of any material in such a way, or of such a nature or temperature as can contaminate any running stream, water supply, or otherwise cause the emission of dangerous or objectionable elements and accumulation of wastes conducive to the breeding of rodents or insects shall be permitted.
7. No vibration which is discernible to the human sense of feeling for three (3) minutes or more in any hour between 7:00 A.M. and 7:00 P.M. or for thirty (30)

seconds or more in any hour between 7:00 P.M. to 7:00 A.M. shall be permitted. No vibration at any time shall produce an acceleration of more than 0.1 gram shall result in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, U. S. Bureau of Mines Bulletin N.442.

8. No emission or odorous gases or odoriferous matter in such quantities as to be offensive shall be permitted. Any process which may involve the creation and/or emission of any odors shall be provided with a secondary safeguard system. No objectionable odor greater than that caused by 0.001202 per thousand cubic feet of hydrogen sulfide or any "odor threshold" as defined in Table III in Chapter 5 of Air Pollution Abatement Manual, copyright 1951, by Manufacturing Chemists Association, Inc., of Washington, D. C. shall be permitted.
9. No direct or sky-reflected glare, whether from floodlights, or from high temperature processes such as welding shall be permitted.

1. Noise. All Plans shall comply with the following requirements:

1. Excessive noise at unreasonable hours shall be muffled so as not to be objectionable due to volume, frequency, shrillness, or intermittence.
2. The maximum permissible sound pressure level of any continuous, regular, or frequent source of sound produced by any use or activity shall not exceed the following limits at the property line or district line, whichever is more restrictive of the source:

Frequency Band (Cycles Per Second)	Sound Pressure Level (Decibel re.0.002 dyne/CM)
20-75	65
75-100	54
150-300	47
300-600	41
600-1200	37
1200-2400	34
2400-4800	31
4800-10,000	28

If this sound is not smooth and continuous, the following corrections should be added to each of the actual decibel levels given:

- a. Daytime Operation Only +5
- b. Noise source operations less than 20% of any hour period +5

Note: Only one (1) of above corrections may be applied.

Sound pressure level shall be measured at all major lot lines, at a height of at least four (4) feet above the ground surface. Noises shall be measured with a sound level meter meeting the standards of the American Standards Institute, ANSI SL4-1961 "American Standard Specification for General Purpose Sound Level Meters." The interment shall be set to the A-weight response scale. Measurements shall be conducted in accordance with ANSI SL2-1962 "American Standard Meter for the Physical Measurements of Sound."

3. Sound levels specified shall not be exceeded for more than 15 minutes in any one day, except for temporary construction or maintenance work, agricultural activity, timber harvesting, traffic, church bells, emergency warning device, parades, or other similar special circumstances.

4. No person shall engage in or cause very loud construction activities on a site abutting residential use between the hours of 9 P.M. of one day and 7 A.M. of the following day.

m. Utilities. All Plans shall comply with the following requirements:

1. Electric, telephone, cable TV and other such utilities shall be underground from existing roadway utilities.

n. Universal Access. All buildings shall conform to the universal access requirements of 521 CMR (The Rules and Regulations of the Massachusetts Architectural Access Board), the Uniform Federal Accessibility Standards (UFAS), as referenced by Section 504 of the Rehabilitation Act, the 24 CFR 100.205 - Federal Fair Housing Act (FHA) requirements for Accessible Design and Construction, and Appendix A to 26 CFR Part 36 - ADA Standards for Accessible Design (ADAAG), as referenced in the Americans with Disabilities Act.

11. PLAN APPROVAL DECISIONS

11.1 Plan Approval. Plan Approval shall be granted where the PAA finds that:

1. The Applicant has submitted the required fees and information as set forth in the PAA Regulations.
2. The Project as described in the application meets all of the requirements, criteria and standards set forth in Section 10: Design Standards for the GSOD, and the PAA Regulations, or a waiver has been granted there from.
3. Any extraordinary adverse potential impacts of the Project on nearby properties have been adequately mitigated.

For a Project subject to the Affordability requirements of Section 6.0, compliance with condition (2) above shall include written confirmation by the Monitoring Agent that all requirements of that Section have been satisfied. The PAA may attach conditions to the Plan Approval decision that are necessary to ensure substantial compliance with this Bylaw or to mitigate any extraordinary adverse potential impacts of the Project on nearby properties.

11.2 Plan Disapproval. A Plan Approval application may be disapproved only where the PAA finds that:

1. The applicant has not submitted the required fees and information as set forth in the PAA Regulations; or
2. The Project as described in the application does not meet all of the requirements, criteria and standards set forth in Section 10, Design Standards for the GSOD, and the PAA Regulations, or that a requested waiver there from has not been granted; or
3. It is not possible to adequately mitigate significant adverse project impacts on nearby properties by means of suitable conditions.

11.3 Waivers. Upon the request of the Applicant, the Plan Approval Authority may waive dimensional and other requirements of this Bylaw in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the GSOD, or if it finds that such waiver will allow the Project to achieve the density, affordability, mix of uses, and/or physical character allowable under this Bylaw.

11.4 Project Phasing. The PAA, as a condition of any Plan Approval, may allow a Project to be phased at the request of the Applicant, or it may require a Project to be phased to mitigate any extraordinary adverse Project impacts on nearby properties. For Projects that are approved and developed in phases, the proportion of Affordable to market rate units shall be consistent across all phases, and the proportion of Existing Zoned Units to Bonus Units (as those terms are defined under 760 CMR 59.00) shall be consistent across all phases.

- 11.5 Form of Decision.** The PAA shall issue to the applicant a copy of its decision containing the name and address of the owner, identifying the land affected, and the plans that were the subject of the decision, and certifying that a copy of the decision has been filed with the Town Clerk and that all plans referred to in the decision are on file with the PAA. If twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk without an appeal having been filed or if such appeal, having been filed, is dismissed or denied, the Town Clerk shall so certify on a copy of the decision. If a plan is approved by reason of the failure of the PAA to timely act, the Town Clerk shall make such certification on a copy of the application. A copy of the decision or application bearing such certification shall be recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or recorded and noted on the owner's certificate of title. The fee for recording or registering shall be paid by the applicant.
- 11.6 Validity of Decision.** A Plan Approval shall remain valid and shall run with the land indefinitely, provided that construction has commenced within two years after the decision is issued, which time shall be extended by the time required to adjudicate any appeal from such approval and which time shall also be extended if the Project proponent is actively pursuing other required permits for the Project or there is other good cause for the failure to commence construction, or as may be provided in a Plan Approval for a multi-phase Project.

12. CHANGE IN PLANS AFTER APPROVAL BY PAA

- 12.1 Minor Change.** After Plan Approval, an applicant may apply to make minor changes in a Project involving minor utility or building orientation adjustments, or minor adjustments to parking or other site details that do not affect the overall buildout or building envelope of the site, or provision of open space, number of housing units, or housing need or affordability features. Such minor changes must be submitted to the PAA on redlined prints of the approved plan, reflecting the proposed change, and on application forms provided by the PAA. The PAA may authorize such changes at any regularly scheduled meeting, without the need to hold a public hearing. The PAA shall set forth any decision to approve or deny such minor change by motion and written decision, and provide a copy to the applicant for filing with the Town Clerk.
- 12.2 Major Change.** Those changes deemed by the PAA to constitute a major change in a Project because of the nature of the change in relation to the prior approved plan, or because such change cannot be appropriately characterized as a minor change as described above, shall be processed by the PAA as a new application for Plan Approval pursuant to Sections 8.0 - through 10.0.

13. SEVERABILITY

If any provision of this Bylaw is found to be invalid by a court of competent jurisdiction, the remainder of Bylaw shall not be affected but shall remain in full force. The invalidity of any provision of this Bylaw shall not affect the validity of the remaining Bylaw.

Robin O'Malley stated that the Fin Com voted 7-0 on the original motion. What changes have been made from the original motion.

Hugh Carter- clerical changes. DHCD needed to review the article ss610 in lieu of payment option stricken.

George Comiskey thanked the Planning Board for changing our existing bylaws but what about parking downtown, we already have traffic problems and what about 40S funding. Larry Blume is not convinced that this good for Georetown.

Nick Cracknell, Planner says we can not get 40s funding until there are school age children living there.

Terry Hart would love to see it but did they check with the Historical Commission, the Affordable Housing Task Force & the Traffic Safety Committee? Some boards were never approached and they need to go back for more input. Virginia Adams is the vice chair of the AHTF and she says she was never notified. This should be postponed until fall.

Harry LaCortiglia stated no one showed up for their hearings. Notices were in the newspaper.

MOTION TO POSTPONE: Steve Epstein made a motion to postpone this article until fall and it was seconded by Terry Hart.

DISCUSSION: Tillie Evangelista said there is a lack of quorum on the AHTF. It was posted in town hall and a legal ad was placed in the newspaper.

ACTION ON POSTPONEMENT: Did not carry

Steve Epstein: Move the question, seconded by Deb Jackson

ACTION: Passed by 2/3 to move the question.

Back to main motion.

ACTION: The tellers were called in for a hand count.

This requires a 2/3 vote which would be 93 votes.

91 for; 48 against.

This did not pass.

Article 23: Accessory Buildings (ATM09-24)

To see if the Town will vote to amend the Zoning Bylaw by adding text to §165-10.1 - Accessory Buildings and Pools to allow by special permit up to a 50% reduction in the side and rear yard setback for one (1) accessory building or pool that is less than 576 SF, a height of 15 feet and occupies less than 25% of the rear yard area; or take any other action thereon.

§165-10.1. Accessory Buildings and Pools

Accessory Buildings and Pools: Except under the following conditions, a detached accessory building or pool shall conform to the dimensional setback regulations listed in §165-11. In the RA, RB and RC Zoning Districts, the Zoning Board of Appeals may allow by special permit a detached accessory building or pool to be located within the side or rear yard setbacks if it meets the following conditions:

- a. It does not occupy more than twenty five (25) percent of the required rear yard;
- b. It is set back from the street line no less than eight (8) feet behind the front plane of the principal building or the required front yard setback, whichever is greater;
- c. It shall not be located closer to the lot line than fifty percent (50%) of the required side or rear yard setback listed in §165-11;
- d. It shall not exceed five hundred and seven six (576) square feet in area with no walls longer than twenty four (24) feet in length, said accessory building shall not exceed fifteen (15) feet in height. Roof dormers shall only be located toward the public way or the principle building on the lot;
- e. For garages, each bay shall have a separate garage door.
- f. Windows, roof and siding materials shall match the principle building on the lot.

- g. No more than one detached accessory building or pool with reduced setback is permitted on each lot.
- h. All uses for residential habitation are prohibited within the accessory building.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

Motion

Hugh Carter moved and it was seconded by Chris Rich to amend the Zoning Bylaw by inserting a new §165-10.1 - Accessory Buildings and Pools.

§165-10.1. Accessory Buildings and Pools

Accessory Buildings and Pools: Except under the following conditions, a detached accessory building or pool shall conform to the dimensional setback regulations listed in §165-11. In the RA, RB and RC Zoning Districts, the Zoning Board of Appeals may allow by special permit a detached accessory building or pool to be located within the side or rear yard setbacks if it meets the following conditions:

- a. It does not occupy more than twenty five (25) percent of the required rear yard;
- b. It is set back from the street line no less than eight (8) feet behind the front plane of the principal building or the required front yard setback, whichever is greater;
- c. It shall not be located closer to the lot line than fifty percent (50%) of the required side or rear yard setback listed in §165-11;
- d. It shall not exceed five hundred and seven six (576) square feet in area with no walls longer than twenty four (24) feet in length, said accessory building shall not exceed fifteen (15) feet in height. Roof dormers shall only be located toward the public way or the principle building on the lot;
- e. For garages, each bay shall have a separate garage door.
- f. Windows, roof and siding materials shall match the principle building on the lot.
- g. No more than one detached accessory building or pool with reduced setback is permitted on each lot.
- h. All uses for residential habitation are prohibited within the accessory building.

DISCUSSION: Steve Epstein asked when the Planning Board public hearing was held and what their vote was

Hugh Carter stated 4/15 and the vote was 5-0

Paul Tarasczuk from the ZBA stated they approved this article also.

MOTION TO AMEND:John Bonazoli moved and it was seconded by Harry LaCortiglia to amend the motion by replacing the wording under section 165-10.1 paragraph d “Five hundred and seven six square feet” with “five hundred seventy six square feet”

ACTION: Passed by a majority.

Steve Epstein asked on “e” why can’t you have one large garage door?

MOTION TO AMEND: Steve Epstein moved to strike “e” and it was seconded by John Adams.

ACTION: The amendment passed by a majority.

Back to the main motion abcdfgh

MOTION TO AMEND: Steve Epstein moved to reletter: “f” now becomes “e”, “g” now becomes “f” & “h” now becomes “g” and it was seconded by Harry LaCortiglia.

ACTION: Passed unanimously.

MOTION TO AMEND: John Adams moved to strike paragraph “e” and reletter “i & g” to “e & f” and it was seconded by Steve Epstein.

ACTION: Passed unanimously

MOTION TO MOVE THE QUESTION: Harry LaCortiglia, seconded by Hugh Carter.

ACTION : Passed by 2/3 vote.

This is a zoning article and a 2/3 is required.

ACTION: By a show of hands, the Moderator declared the motion carried by 2/3rds.

Article 24: Bed and Breakfast Uses (ATM09-25)

To see if the Town will vote to amend the Zoning Bylaw by adding text to §165-11 – Bed and Breakfast (BB) uses to allow a BB use by special permit in the RA zoning district and replace the existing definition of BB in §165-7 Definition and word usage with text that specifies the number of rooms permitted, the parking and circulation patterns, the tenancy of the visitors and the size of the use; or take any other action thereon.

§165-11. Use Regulations and intensity of Use Schedules

Amended the Use Regulations to permit “Bed and Breakfast” uses within the RA, Zoning District by Special Permit granted by the Zoning Board of Appeals (“A”).

§165-7. Definitions and word usage

Replace the existing definition for “BED AND BREAKFAST” with the following:

BED AND BREAKFAST -- A single family residence with one or more rooms for the use of one or more individuals not living as a single household unit and not having individual cooking facilities. A bed and breakfast use may offer meals to its overnight guests. The bed and breakfast facility shall be accessory to the principle use as a permanent owner-occupied residence. The maximum duration of any tenant shall not exceed 15 consecutive days. The number of rooms for rent shall be determined by the Zoning Board of Appeals based on off-street parking availability, vehicular access and egress, and shall not exceed 35% of the gross living space in the principle structure.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

Motion

Hugh Carter moved and it was seconded by Harry LaCortiglia to amend the Zoning Bylaw §165-11 – Use Regulations to permit “Bed and Breakfast” uses within the RA, Zoning District by Special Permit granted by the Zoning Board of Appeals (“A”).

and further, to amend §165-7, Definitions and word usage by

replacing the existing definition for “BED AND BREAKFAST” with the following:

BED AND BREAKFAST -- A single family residence with one or more rooms for the use of one or more individuals not living as a single household unit and not having individual cooking facilities. A bed and breakfast use may offer meals to its overnight guests. The bed and breakfast facility shall be accessory to the principle use as a permanent owner-occupied residence. The maximum duration of any tenant shall not exceed 15 consecutive days. The number of rooms for rent shall be determined by the Zoning Board of Appeals based on off-street parking availability, vehicular access and egress, and shall not exceed 35% of the gross living space in the principle structure.

Planning Board voted 5-0 on 4/15/09

EXPLANATION: Hugh Carter states the reason for this article would be to promote business in town.

Steve Epstein questioned the 35% & what are the current rules.

Nick Cracknell, Town Planner stated it is 35% of room, not living space. The existing bylaw does not allow B & B in the RA district now, downtown only.

John Flaherty asked if there was a limit of guests per bedroom because you wouldn't want 87 guests in one room

Nick responded that the building code wouldn't allow that.

Paul Taraszuk stated ZBA recommends approval of this article

ACTION: By a show of hands, the Moderator declared this passed by a 2/3 vote.

We have a motion on the floor to reconsider A22 by Jeff Moore and seconded by Paul Taraszuk.

ACTION: By a show of hands, the Moderator declared this motion did not carry.

Article 25: Open Space Residential Design (ATM09-26)

To see if the Town will vote to amend the Zoning Bylaw by amending the text to §165-47-59 – Open Space Residential Design (OSRD) to modify the applicability requirements to prevent segmentation, increase the minimum open space to 60% of the tract, permit permanent protection with a conservation restriction, increase the permissible density bonus units for additional open space and historic preservation; or take any other action thereon.

(Changes shown as underlined text)

§165-48. Applicability

Amend §165-48, as follows:

- A. Any proposed development in the Town of Georgetown, which would create more than 2 lots or residential dwelling units from a parcel of 10 acres or more shall be required to submit a special permit application to the Planning Board in accordance with the provisions of this bylaw. The

applicant may also submit a conventional subdivision plan at the same time in accordance with the Rules and Regulations Governing the Subdivisions of Land in the Town of Georgetown. The Planning Board shall, in compliance with Massachusetts General Laws Chapter 40A, Section 9, hold a public hearing on the proposed OSRD application and a concurrent public hearing on the proposed conventional subdivision, if applicable. In the event both an OSRD concept plan and a conventional subdivision plan are submitted, prior to the close of the hearing, the Planning Board shall recommend which plan it considers most beneficial to the Town, and the applicant shall, also prior to the close of the hearing, elect which plan he or she wishes to pursue, and shall inform the Planning Board of his or her choice in writing. For developments that would create more than two lots or residential dwelling units from a parcel less than 10 acres an applicant may submit a special permit application for an OSRD in preference to filing a conventional subdivision plan. Any special permit application submitted under the provisions of this subsection, which involves the subdivision of land, shall be subject to the approval of the Planning Board under the Rules and Regulations governing the Subdivision of Land in the Town of Georgetown. All multi-family developments shall be subject to the approval of the Planning Board under Site Plan Review.

B. Zoning classification: Only those tracts located in the RA, RB and RC Districts shall be eligible for consideration as an OSRD.

C. Contiguous parcels: To be eligible for consideration as an OSRD, the total tract shall consist of a parcel or set of contiguous parcels. Contiguous parcels in common ownership with a total of 10 acres or more shall be considered as one parcel for the purposes of applicability under ~~§165-48~~ above.

D. Land division: To be eligible for consideration as an OSRD, the tract may be a subdivision or a division of land pursuant to G.L. c. 41, § 81P provided, however, that OSRD may also be permitted where intended as a condominium on land not so divided or subdivided. Condominiums are permitted only with a special permit from the Zoning Board of Appeals and Site Plan Review from the Planning Board and all roadways within shall remain private.

§ 165-52. Procedures.

A. Application. An application for a special permit for an OSRD shall include an OSRD concept plan. The OSRD concept plan consists of the following information.

(1) Drawings shall be prepared by a certified landscape architect, or by a multi-disciplinary team of which one member must be a certified landscape architect, and shall address the general features of the land, give approximate configurations of the lots, open space, and roadways, and include the information listed in the Subdivision Rules and Regulations or Site Plan Review, whichever is applicable. This information shall incorporate the Four-Step Design Process, according to § 165-51 above, and the design standards according to § 165-56 of this bylaw, when determining a proposed design for the development.

§165-55. Open Space Requirements

Amend the first sentence of §165-55, as follows:

Open space. A minimum of 60% of the tract shown on the development plan shall be open space.

Amend §165-55.E., as follows:

Ownership of the open space. The open space shall, with the Planning Board's approval, be conveyed by fee or easement to one or more of the following:

- (1) The Town or its Conservation Commission; and/or
- (2) A nonprofit organization, the principal purpose of which is the conservation of open space and any of the purposes for such open space set forth above; and/or
- (3) A corporation or trust owned jointly or in common by the owners of lots within the OSRD. If such corporation or trust is utilized, ownership thereof shall pass with conveyance of the lots in perpetuity. Maintenance of such open space and facilities shall be permanently guaranteed by such corporation or trust that shall provide for mandatory assessments for maintenance expenses to each lot. Each such trust or corporation shall be deemed to have assented to allow the Town to perform maintenance of such open space and facilities, if the trust or corporation fails to provide adequate maintenance, and shall grant the Town an easement for this purpose. In such event, the Town shall first provide 14 days written notice to the trust or corporation as to the inadequate maintenance, and, if the trust or corporation fails to complete such maintenance, the Town may perform it. Each individual deed, and the deed or trust or articles of incorporation, shall include provisions designed to effect these provisions. Documents creating such trust or corporation shall be submitted to the Planning Board for approval, and shall thereafter be recorded.

§165-57. Decision of the Planning Board

Amend §165-57.A (4), as follows:

- (1) Whether the OSRD achieves greater flexibility and creativity in the design of residential developments than a conventional development plan;
- (3) Whether the OSRD promotes a less sprawling, less land consumptive and more efficient and compact form of development that consumes less open land and conforms to existing topography and natural features better than a conventional development plan;
- (4) Whether the OSRD reduces the total amount of disturbance on the site compared to a conventional development plan;

§165-58. Increases in Permissible Density

Amend §165-58.A, as follows:

A. After reviewing the design standards listed in §165-56 and the factors listed in subsection §165-57, the Planning Board may award a density bonus to increase the number of residential dwelling units beyond the basic maximum number. The density bonus for the OSRD shall not, in the aggregate, exceed 50% of the basic maximum number. Projects of five or less approved units (including the basic maximum number and all density bonus units) shall not be subject to the Town of Georgetown Inclusionary Housing Bylaw (§ 165-71) (6 units or more shall be subject to § 165-71). Computations shall be rounded to the nearest whole number. A density bonus may be awarded in the following circumstances:

- (1) Open Space - For each additional 5% of the site (over and above the required 60% open space) set aside as open space, a bonus of 10% of the basic maximum number may be awarded; provided, however, that this density bonus shall not exceed 25% of the basic maximum number.
- (2) Affordable Housing – Excluding all units established under the Inclusionary Housing Bylaw, for every one dwelling unit restricted to occupancy in perpetuity by persons or families who qualify as low or moderate income, as those terms are defined for the area by the Commonwealth's Department of Housing and Community Development, two dwelling units may be added as a density bonus;

provided, however, that this density bonus shall not exceed 50% of the basic maximum number. This bonus is in addition to the existing affordability housing requirements in the Town of Georgetown. In lieu of constructing such affordable dwelling units, the applicant may be granted an increase in permissible density by paying a fee to the Town of Georgetown on a per dwelling unit basis. The applicant may make a cash payment to the Town with a value comparable to the difference between the value of the affordable units and the fair market value of such units free of the conditions set forth in Commonwealth of Massachusetts guidelines for affordable housing under M.G.L. Chapter 40B eligibility definition.

(3) Historic Preservation – For any project that contains a principle building or structure deemed historically significant by the Historic Commission that records a permanent preservation restriction under G.L. 184, one (1) residential dwelling unit may be added as a density bonus; provided, however, that this density bonus shall not exceed 10% of the basic maximum number.

Motion

Hugh Carter moved and it was seconded by Harry LaCortiglia to amend the Zoning Bylaw by amending the text to §165-47-59 – Open Space Residential Design (OSRD) to modify the applicability requirements to prevent segmentation, increase the minimum open space to 60% of the tract, permit permanent protection with a conservation restriction, increase the permissible density bonus units for additional open space and historic preservation.

§165-48. Applicability

Amend §165-48, as follows:

A. Any proposed development in the Town of Georgetown, which would create more than 2 lots or residential dwelling units from a parcel of 10 acres or more shall be required to submit a special permit application to the Planning Board in accordance with the provisions of this bylaw. The applicant may also submit a conventional subdivision plan at the same time in accordance with the Rules and Regulations Governing the Subdivisions of Land in the Town of Georgetown. The Planning Board shall, in compliance with Massachusetts General Laws Chapter 40A, Section 9, hold a public hearing on the proposed OSRD application and a concurrent public hearing on the proposed conventional subdivision, if applicable. In the event both an OSRD concept plan and a conventional subdivision plan are submitted, prior to the close of the hearing, the Planning Board shall recommend which plan it considers most beneficial to the Town, and the applicant shall, also prior to the close of the hearing, elect which plan he or she wishes to pursue, and shall inform the Planning Board of his or her choice in writing. For developments that would create more than two lots or residential dwelling units from a parcel less than 10 acres an applicant may submit a special permit application for an OSRD in preference to filing a conventional subdivision plan. Any special permit application submitted under the provisions of this subsection, which involves the subdivision of land, shall be subject to the approval of the Planning Board under the Rules and Regulations governing the Subdivision of Land in the Town of Georgetown. All multi-family developments shall be subject to the approval of the Planning Board under Site Plan Review.

B. Zoning classification: Only those tracts located in the RA, RB and RC Districts shall be eligible for consideration as an OSRD.

C. Contiguous parcels: To be eligible for consideration as an OSRD, the total tract shall consist of a parcel or set of contiguous parcels. Contiguous parcels in common ownership with a total of 10 acres or more shall be considered as one parcel for the purposes of applicability under §165-48 above.

D. Land division: To be eligible for consideration as an OSRD, the tract may be a subdivision or a division of land pursuant to G.L. c. 41, § 81P provided, however, that OSRD may also be permitted where intended as a condominium on land not so divided or subdivided. Condominiums are permitted only with a special permit from the Zoning Board of Appeals and Site Plan Review from the Planning Board and all roadways within shall remain private.

§ 165-52. Procedures.

A. Application. An application for a special permit for an OSRD shall include an OSRD concept plan. The OSRD concept plan consists of the following information.

(1) Drawings shall be prepared by a certified landscape architect, or by a multi-disciplinary team of which one member must be a certified landscape architect, and shall address the general features of the land, give approximate configurations of the lots, open space, and roadways, and include the information listed in the Subdivision Rules and Regulations or Site Plan Review, whichever is applicable. This information shall incorporate the Four-Step Design Process, according to § 165-51 above, and the design standards according to § 165-56 of this bylaw, when determining a proposed design for the development.

§165-55. Open Space Requirements

Amend the first sentence of §165-55, as follows:

Open space. A minimum of 60% of the tract shown on the development plan shall be open space.

Amend §165-55.E., as follows:

Ownership of the open space. The open space shall, with the Planning Board's approval, be conveyed by fee or easement to one or more of the following:

- (1) The Town or its Conservation Commission; and/or
- (2) A nonprofit organization, the principal purpose of which is the conservation of open space and any of the purposes for such open space set forth above; and/or
- (3) A corporation or trust owned jointly or in common by the owners of lots within the OSRD. If such corporation or trust is utilized, ownership thereof shall pass with conveyance of the lots in perpetuity. Maintenance of such open space and facilities shall be permanently guaranteed by such corporation or trust that shall provide for mandatory assessments for maintenance expenses to each lot. Each such trust or corporation shall be deemed to have assented to allow the Town to perform maintenance of such open space and facilities, if the trust or corporation fails to provide adequate maintenance, and shall grant the Town an easement for this purpose. In such event, the Town shall first provide 14 days written notice to the trust or corporation as to the inadequate maintenance, and, if the trust or corporation fails to complete such maintenance, the Town may perform it. Each individual deed, and the deed or trust or articles of incorporation, shall include provisions designed to effect these provisions. Documents creating such trust or corporation shall be submitted to the Planning Board for approval, and shall thereafter be recorded.

§165-57. Decision of the Planning Board

Amend §165-57.A (4), as follows:

(1) Whether the OSRD achieves greater flexibility and creativity in the design of residential developments than a conventional development plan;

(3) Whether the OSRD promotes a less sprawling, less land consumptive and more efficient and compact form of development that consumes less open land and conforms to existing topography and natural features better than a conventional development plan;

(4) Whether the OSRD reduces the total amount of disturbance on the site compared to a conventional development plan;

§165-58. Increases in Permissible Density

Amend §165-58.A, as follows:

A. After reviewing the design standards listed in §165-56 and the factors listed in subsection §165-57, the Planning Board may award a density bonus to increase the number of residential dwelling units beyond the basic maximum number. The density bonus for the OSRD shall not, in the aggregate, exceed 50% of the basic maximum number. Projects of five or less approved units (including the basic maximum number and all density bonus units) shall not be subject to the Town of Georgetown Inclusionary Housing Bylaw (§ 165-71) (6 units or more shall be subject to § 165-71). Computations shall be rounded to the nearest whole number. A density bonus may be awarded in the following circumstances:

(1) Open Space - For each additional 5% of the site (over and above the required 60% open space) set aside as open space, a bonus of 10% of the basic maximum number may be awarded; provided, however, that this density bonus shall not exceed 25% of the basic maximum number.

(2) Affordable Housing – Excluding all units established under the Inclusionary Housing Bylaw, for every one dwelling unit restricted to occupancy in perpetuity by persons or families who qualify as low or moderate income, as those terms are defined for the area by the Commonwealth's Department of Housing and Community Development, two dwelling units may be added as a density bonus; provided, however, that this density bonus shall not exceed 50% of the basic maximum number. This bonus is in addition to the existing affordability housing requirements in the Town of Georgetown. In lieu of constructing such affordable dwelling units, the applicant may be granted an increase in permissible density by paying a fee to the Town of Georgetown on a per dwelling unit basis. The applicant may make a cash payment to the Town with a value comparable to the difference between the value of the affordable units and the fair market value of such units free of the conditions set forth in Commonwealth of Massachusetts guidelines for affordable housing under M.G.L. Chapter 40B eligibility definition.

(3) Historic Preservation – For any project that contains a principle building or structure deemed historically significant by the Historic Commission that records a permanent preservation restriction under G.L. 184, one (1) residential dwelling unit may be added as a density bonus; provided, however, that this density bonus shall not exceed 10% of the basic maximum number.

Fin Com voted 6-1-1

Planning Board voted 5-0 on 4/15/09

DISCUSSION: None

ACTION: By a show of hands the Moderator declared this passed by a 2/3rds.

Article 26: Big Box Retail (ATM09-27)

To see if the Town will vote to amend the Zoning Bylaw by amending the text to §165-7 – Definition and word usage with text that defines a Big-Box retailers as a single retail establishment over 50,000 SF in floor area and permit such uses only in the CC zoning district by special permit; or take any other action thereon.

1. Amend §165-7 (Definitions) by adding new definition of “Big Box Retail Establishment” as follows:

Big Box Retail Establishment: A singular retail establishment that involves construction or use of a singular retail sales establishment that is greater than 50,000 gross square feet in floor area.

2. Amend §165-11 (Use and Intensity Schedules) by adding new use for “Big Box Retail Establishment” as follows:

Business Use	Use Regulations Schedule							
	RA	RB	CA	CB	CC	IA	IB	RC
Big Box Retail Establishment	O	O	O	O	A	O	O	O

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

MOTION

Hugh Carter moved and it was seconded by Chris Rich to amend the Zoning Bylaw by amending the text to §165-7

Definition by adding new definition of “Big Box Retail Establishment” as follows:

Big Box Retail Establishment: Except for grocery establishments up to 75,000 SF that devote at least 75% of sales floor area to the sale of food items, a big box retail establishment is a singular retail establishment that involves construction or use of a singular retail sales establishment that is greater than 50,000 gross square feet in floor area.

And further, by amending §165-11 (Use and Intensity Schedules) by adding new use for “Big Box Retail Establishment” as follows:

Business Use	Use Regulations Schedule							
	RA	RB	CA	CB	CC	IA	IB	RC
Big Box Retail Establishment	O	O	O	O	A	O	O	O

DISCUSSION: John Adams asked how they arrived at the specs.

Nick Cracknell responded that this was a conservative number and a safe place to be.

ACTION: By a show of hands, the Moderator declared this passed by a 2/3 rds vote.

Article 27: Zoning Map Amendment (ATM09-28)

To see if the Town will vote to amend the Zoning Bylaw and Map by amending the text to §165-2 – Designation of Districts by rezoning the rear portion of Map 14 Lot 7 to IB from RB; or take any other action thereon.

Amend §165-2 (Designation of Districts) and the Zoning Map by rezoning the rear portion of Map 14 Lot 7 to “IB” from the “RB” Zoning District.

The Finance and Advisory Board recommends approval of this article. (Vote: 7-0)

MOTION

Hugh Carter moved and it was seconded by Chris Rich to amend the Zoning Bylaw and Map by amending the text to §165-2 – Designation of Districts by rezoning the rear portion of Map 14 Lot 7 to “IB” from the “RB”.

Amend §165-2 (Designation of Districts) and the Zoning Map by rezoning the rear portion of Map 14 Lot 7 to “IB” from the “RB” Zoning District.

Planning Board voted 4-1 on 4/15/09

MOTION TO AMEND: Chris Rich moved and it was seconded by Hugh Carter to amend the motion to read: To zone the entire lot to IB.

ACTION ON AMENDMENT: This carried by a majority.

DISCUSSION: Carol Esposito stated that it seems we are rushing to get this passed tonight for a big box developer. Hasty decisions are not good. Last one on the Longview Apartments ended up with us having 400 extra kids in our schools. How does this benefit a developer?

Deb Jackson stated this is not a hasty decision, it has been discussed in meetings for months.

Chris Rich responded to Carol’s question by stating this reduces the buffer zone and it’s not economically feasible unless we do this change.

Gary Fowler stated the map is confusing and who owns these parcels.

Nick Cracknell stated the RB district is owned by 100’s of owners and the rear parcel has 1 owner.

Nancy Novack stated that this was brought up 2 years ago and the voters did not want a strip mall. Can a strip mall go in here?

Nick Cracknell- Yes

John Bonazoli motioned to move the question and it was seconded by Robin O’Malley.

By a show of hands this carried.

ACTION ON AMENDMENT: By a show of hands, the Moderator declared this passed by a 2/3rds vote.

MOTION TO ADJOURN: Matt Vincent

2nd: Phil Trapani

ACTION: By a voice vote, the motion carried by a majority.

Time: 11:25 PM

A true copy attest:

Janice McGrane, Town Clerk

ANNUAL TOWN ELECTION RESULTS
MAY 11, 2009

	PCT 1	PCT 2	TOTAL
SELECTMAN (For 3 Years) Vote for 2			
Jack R. L'Hommedieu	185	247	432
Christopher Charles Rich	162	183	345
Stephen Thomas Smith *	313	266	579
Charles David Surface *	289	330	619
Christopher Tentindo	161	132	293
Blanks	171	160	331
Write Ins	1	4	5
TOTAL	1282	1322	2604

SELECTMAN (For 2 Years) Vote for 1			
Andrew G. Ciano	257	275	532
Gary C. Fowler *	308	313	621
Blanks	73	71	144
Write Ins	3	2	5
TOTAL	641	661	1302

ASSESSOR (For 3 Years) Vote for 1			
David A. Bogdan *	434	464	898
Blanks	204	194	395
Write Ins	3	6	9
TOTAL	641	661	1302

SCHOOL COMMITTEE (For 3 Years) Vote for 2			
David P. Bjork *	297	324	621
Anne Elise Donahue *	407	424	831
Christopher Messman	300	310	610
Blanks	275	263	538
Write Ins	3	1	4
TOTAL	1282	1322	2604

LIGHT COMMISSIONER (For 3 Years) Vote for 1			
Peter D. Dion *	452	484	936
Blanks	187	174	361
Write Ins	2	3	5
TOTAL	641	661	1302

WATER COMMISSIONER (For 3 Years) Vote for 1

William P. Ricker *	457	485	942
Blanks	182	172	354
Write Ins	2	4	6
TOTAL	641	661	1302

PLANNING BOARD (For 5 Years) Vote for 1

Blanks	570	566	1136
Tim Howard (write in) *	23	32	55
Tom Wilmarth (write in)	3	13	16
All Other Write Ins	45	50	95
TOTAL	641	661	1302

PEABODY LIBRARY TRUSTEE (For 3 Years) Vote for 2

Walter Chris Laut III *	443	462	905
Carol Esposito (write in) *	30	27	57
Blanks	794	807	1601
All Other Write Ins	15	26	41
TOTAL	1282	1322	2604

GEO. HOUSING AUTHORITY (To fill an unexpired term for 2 Years) Vote for 1

Elizabeth A. Davidson *	456	492	948
Blanks	178	165	343
Write Ins	7	4	11
TOTAL	641	661	1302

Georgetown Water Department

1 Moulton Street Georgetown, MA 01833-1943
Tel. 978-352-5750 Fax. 978-352-5706
E-mail gsmith@georgetownma.gov



September 23, 2008

Town Report

During FY2009

Financial – Approved Budget	\$	1,159,683.02
Annual Budget Expenditures	\$	1,140,302.46
Unspent FY09 added to Retained Earnings	\$	19,380.56
Surplus Land Acquisition – to Retained Earnings	\$	39,495.23

Water Usage (Jan. 1 to Dec. 31, 2008)

Population Served	8052
Water Services	2708
Water Pumped from Wells	270.9 Million Gallons
Highest Single Day Volume (July 17, 2008)	1.51 Million Gallons
Annual Daily Average	0.74 Million Gallons
Treated Water pumped to the System	253.2 Million Gallons
Metered Water Sold	208.8 Million Gallons
Metered Water sold to Residents	187.2 Million Gallons
Average Residential Use /Person	63.5 Gallons/Day *

* Meets the new DEP Withdrawal Target of 65 gallons/person for daily consumption that the Town must meet by 2012

Water Distribution System

New Water Main	NONE
New House Services	5
New Fire Hydrants	0

**TOWN OF GEORGETOWN
ZONING BOARD OF APPEALS
Town Report FY09
July 1, 2008 to June 30, 2009**

**Zoning Board of Appeals
Mission Statement**

The Zoning Board of Appeals adjudicates requests placed before them. The ZBA is a quasi-judicial body that operates under the authority of Chapter 40A of the General Laws of the Commonwealth of Massachusetts, and the Georgetown Zoning Bylaws Chapter 165 for the purpose of promoting health, safety, convenience and general welfare of the Town of Georgetown.

By statue, The Zoning Board of Appeals must follow strict timelines for their decisions. Anyone aggrieved by a decision of the ZBA may appeal to the relevant judicial body.

Thank you in advance for your consideration.
The Zoning Board of Appeals

Zoning Board Members
5 Regular Member Terms and 3 Associate Member terms

<u>Board Members (5)</u>	<u>Associate Members (3)</u>	<u>Administrative Assistant</u>
Paul Taraszuk, Chairman Mike Muller Joseph Young Matthew Lewis Jon Pingree	Jeff Moore Scott MacDonald Paul Shilhan	Patty Pitari

FEE SCHEDULE
Effective December 1, 1991
Amended April 7, 1998

A. Residential Use (single family, personal use)	\$ 200.00
B. Conversion of Single Family Dwelling to Multiple Family or Business Use	\$ 250.00
C. Apartment Complex/Multiple Lot Development	\$ 600.00
D. Industrial/Commercial Use	\$ 600.00
E. Comprehensive Permit (Plus \$100 per unit)	\$1,000.00
F. Water Resource (Water Resource Application)	\$ 450.00
G. Aggrieved decision of the Building Inspector	Fees to reflect A-E of this schedule

Name of Petitioner Name of Owner (If different) Location & File #	Purpose	Date of Hearing	Date of Decision	Disposition
# 08-04 Tim Howard 169 Jewett Street Georgetown	Variance relief for side setback in the RB Zone.	8/5/08	8/6/08	Granted 8/5/08
#09-01 Peter Coccoluto & Kristen Lund 150 Elm Street	Special Permit (pre-existing non-conforming) to demolish existing garage and construct a new story 2 car garage, 2 story addition and a 1 story screened in porch to the existing dwelling. The re-build will cause insufficient side setback.	March 3, 09 & Continued to: April 7, 2009	4/7/09	Granted with 2 Conditions 4/7/09
#09-02 Matthew & Heather Dupont 2 Mayflower Lane	Special Permit for an accessory apartment addition attached to the primary dwelling in the RB district	6/2/09	6/8/09	Granted With Conditions 6/2/09