

ERB
approved
10-6-10



Town of Northborough

Earth Removal Board
Wednesday, September 1, 2010

Present: Janet Sandstrom, Fred Philcox, and Tom Beals (arrived 7:18 pm)

Absent: Nick Howorth and Anthony Ziton

Also Present: Fred Litchfield - Town Engineer; Eileen Dawson - Recording Secretary; John Fouracre – 99 Pleasant Street; Dimitrios Voyiatzis – 73-85 West Main Street; Peter Carlino – CBA; Larry and Jackie Cotter – 164 East Main Street; and Mike Sullivan – Connorstone Engineering, Inc.

At 7:10 pm, Ms. Sandstrom called to order the Earth Removal Board meeting.

- **Discussion and update from Mr. Voyiatzis regarding 73-85 West Main Street, Map 63, Parcel 11, 12, & 13.**

Mr. Carlino gave an update on the site progress including: street catch basins and lines cleared out on Route 20 (some piping in the street still needs to be cleared by Mass Highway or DPW), Mass Highway permit and building permits obtained, the slope has been dug, all fill and stumps are gone, curb cuts are in at the front of the property, concrete pouring of pads began, and grass growing on back hill.

Mr. Litchfield asked for more stone on the tracking pad for better erosion control for trucks on and off the site. Mr. Litchfield and Board members asked questions about the catch basins and pipe cleaning on the street and asked that a report be sent to Mass Highway and the Board. Mr. Litchfield requested that the drainage system plan and as-built plan be sent to him by September 10th. Mr. Litchfield reminded Mr. Carlino that the Earth Removal Permit must be renewed at next month's meeting.

Ms. Sandstrom asked for audience sharing; Mr. Fouracre, abutter, asked Mr. Litchfield for acknowledgement of emails received. Mr. Litchfield agreed to acknowledge emails that Mr. Fouracre sends.

Public Hearing:

7:20 p.m. Permit Application

277 Main Street Realty Trust
277 Main Street, Northborough
Map 47, Parcel 5

Mr. Sullivan gave the signature cards and abutter list to Mr. Litchfield. Mr. Sullivan explained the plans for the property including: renovating the existing building (Morton prefab type outside, farm house type style), addition of porches, keeping existing dwelling, lot size of 35,534 square feet, one exist and one entrance, 26 parking spaces, sand and gravel soils, deep catch basins, roof run off will all

infiltrate, landscape plans, and wrought iron fence in the front of property. Mr. Sullivan explained that a Mass Highway permit application has been submitted and waiting for status, property is located in GW2 and GW3 areas (Groundwater Committee recommended ZBA approval, waiting for ZBA decision), need for a 500-gallon per day septic system (filed with Board of Health for approval), and anticipated earth disturbance of 25,000 square feet.

Board members discussed and asked questions. Mr. Sullivan explained the plans for Trombetta's Farms to sell ice cream, Christmas trees, and plants (seasonal business - closed in the winter months). Board members agreed that the plans would be an improvement to the property.

Ms. Sandstrom asked for audience sharing; Mr. and Mrs. Cotter asked questions regarding erosion control and the possibilities of water running onto their property. Mr. Sullivan explained the plans and commented that they would see a 90% improvement from what they have had and expects that the all run off would remain on the site.

Mr. Beals motioned, Mr. Philcox seconded, and it was unanimously voted, "To issue an Earth Removal permit to 277 Main Street Realty Trust for property at 277 Main Street, Map 47, Parcel 5 with the bond amount of \$4,800."

Old Business:

- **Loop and Avalon Bay** – Board members and Mr. Litchfield discussed the monthly status reports and expressed no concerns.

- **Review Minutes of June 2, 2010:**

Board members discussed the minutes and had no changes.

Mr. Beals motioned, Mr. Philcox seconded, and it was unanimously voted, "To approve the minutes of June 2, 2010."

FYI:

- Tentative date for the next meeting Wednesday, October 6th, 2010 at 7:00 pm. Board members agreed to meet.
- New state legislation – Mr. Litchfield explained that new legislation for construction will be coming from the governor that allows companies that have been doing work to continue for the next 3 years without having to renew permits.
- Mr. Litchfield reminded Board members of Avalon Bay's Open House on September 16th.

Bond Releases (none at this time)

Adjourn:

Board member agreed that no further business needed to be discussed and agreed to adjourn.

Mr. Philcox motioned, Mr. Beals seconded, and it was unanimously voted: “To adjourn the Earth Removal Board meeting.”

The Earth Removal Board adjourned at 7:50 pm.

Respectfully submitted,

Eileen Dawson
Board Secretary