



Town of Northborough

Earthwork Board
63 Main Street, Northborough, MA 01532
Wednesday, August 28, 2013
Conference Room B
7:00 PM

Present: Janet Sandstrom, Fred Philcox, Anthony Ziton, and Tom Beals (arrived 7:20 pm)

Also Present: Fred Litchfield - Town Engineer; Eileen Dawson – Recording Secretary; Linda Grady-Backholm – 215 Crawford Street; Jim Vogel – 600 West Main Street; and Bob Gleeson – Abu Construction

Ms. Sandstrom opened the Earthwork Board meeting at 7:10 pm. Ms. Sandstrom introduced Ms. Linda Grady-Backholm who would be observing this evening's meeting, responsibilities of the Earthwork Board, and potential interest in becoming a member.

Public Hearings:

7:11 pm New Permit
Abu Construction
9 Monroe Street
Map 63, Parcel 160

Mr. Gleeson, representative from Abu Construction, explained that the ZBA has approved their permit for the proposed 1-story commercial building (57,000 sq.ft.), comprised of 4 suites with storage above in the attic space, and the lot of 22,000 sq. ft. Board members asked questions; Mr. Gleeson explained that there is no retaining wall proposed, parking proposed in the front of the building, some fill would be brought on-site, and hope to start construction this year. Mr. Litchfield explained that the Design Review Committee has approved the plans.

Ms. Sandstrom asked for audience comment; no one responded. Mr. Litchfield gave the calculation details for the bond amount of \$6,000 including: \$2,000 for bulldozing, \$1,125 for hydro seeding, \$2,000 for an as-built, and 15% contingency for the ½ acre site. Ms. Sandstrom requested action.

Mr. Philcox motioned, Mr. Ziton seconded, and it was unanimously voted, "To approve the Earthwork Permit for 1 year for Abu Construction for property at 9 Monroe Street Map 63, Parcel 160 with the bond amount of \$6,000."

Mr. Litchfield explained to Mr. Gleeson the process for submitting the \$6,000 bond amount before the Earthwork Permit would be issued.

7:18 pm New Permit

Northborough Commons, LLC
61 & 65 West Main Street
Map 63, Parcel 9 & 10

Mr. Vogel, applicant for the property, explained the changes including: slope, and permits approved by ZBA. Earthwork Board members explained concerns with the property including: care in not over excavating, concerns with street erosion and abutting properties, water issues and time of year, pre-construction meeting suggestions, fabric and stone, tracking pad, temporary sediment ponds during construction.

Board members asked about timing; Mr. Vogel commented that construction would probably begin in the spring.

Ms. Sandstrom asked about audience comment; no one commented. Mr. Litchfield gave the calculation details for the bond amount of \$17,500 including: \$5,000 for bulldozing, \$5,494 for hydro seeding, \$4,500 for an as-built, and 15% contingency for the 2 ½ acre site. Ms. Sandstrom requested action.

Mr. Beals motioned, Mr. Philcox seconded, and it was unanimously voted, "To issue an Earthwork Board permit for 1 year to Northborough Commons, LLC for property at 61 & 65 West Main Street, Map 63, Parcel 9 & 10 with the bond amount of \$17,500."

Mr. Litchfield explained to Mr. Vogel the process for submitting the \$17,500 bond amount before the Earthwork Permit would be issued.

Minutes of July 17, 2013:

Board member discussed the July 17, 2013 minutes. Ms. Sandstrom asked for a motion.

Mr. Beals motioned, Mr. Philcox seconded, and it was unanimously voted, "To approve the Earthwork Board minutes of July 17, 2013."

FYI:

Tentative date for the next meeting, Wednesday, September 25, 2013; Board members discussed and agreed to meet next month.

Board members and Ms. Grady-Backholm discussed the role of the Earthwork Board - to protect and stabilize a property in the event that an applicant starts and then stops work before completing an approved project (prevents erosion and site deterioration).

Bond Releases: (none at this time)

Board members had no further business to discuss. Ms. Sandstrom requested a motion to adjourn.

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

The Earthwork Board meeting ended at 8:30 pm.

Respectfully submitted,

Eileen Dawson
Board Secretary