



Town of Northborough

Earthwork Board
63 Main Street, Northborough, MA 01532
Conference Room B
Wednesday, December 11, 2013

Present: Janet Sandstrom, Fred Philcox, Tom Beals, and Anthony Ziton

Absent: Tony Pini

Also Present: Fred Litchfield - Town Engineer; Doug MacDonald – Birchwood Development.

At 7:00 pm, Ms. Sandstrom called to order the Earthwork Board meeting.

Review of Minutes of October 30, 2013

Board members discussed. Ms. Sandstrom requested action.

Mr. Philcox motioned, Mr. Ziton seconded, and it was unanimously voted, "To approve the October 30, 2013 minutes of the Earthwork Board."

Public Hearings:

7:05 pm **New Permit**

Hemlock Drive Realty Trust
Hemlock Drive, Lots 37-40
Map 47, Parcel 78

Mr. MacDonald, representative for the applicant, gave the abutter list and signature cards to Mr. Litchfield. Mr. MacDonald explained the plans including: 250-300 cubic yards of material to be removed, 2.3 to 2.4 acres disturbed, 3-4 weeks to clear area, plans for building homes, septic systems, drainage plans, and desire to begin as soon as possible.

Board members discussed the plans. Ms. Sandstrom asked about abutters; no one responded.

Mr. Litchfield gave bond calculations including: hydro seeding, bulldozing for 3 acres of disturbance, as built drawing, and 15% contingency for a total of \$25,000.

Ms. Sandstrom requested action.

Mr. Beals motioned, Mr. Philcox seconded, and it was unanimously voted, "To issue an Earthwork Board Permit for Hemlock Drive Realty Trust for property at Hemlock Drive, Lots 37-40, Map 47, Parcel 78 with the bond amount of \$25,000."

Mr. Litchfield explained to Mr. McDonald that the bond would need to be posted before the permit would be issued.

FYI:

- 51 Southwest Cutoff – Mr. Litchfield commented on the Richie Bus Company plans to go before the ZBA for custom bus sales and repair. Mr. Litchfield commented that the applicant may just rehab the building and fix the parking lot. Neighbor’s expressed concern with hours of operations, noise, and drainage issues.
- 100 Lincoln Street – Mr. Litchfield commented on the applicant requesting a bond release, as built received, and meeting the Board’s requirements. Ms. Sandstrom requested action.

Mr. Beals motioned, Mr. Philcox seconded, and it was unanimously voted, “To release the bond of \$25,000 to Abu Construction for property at 100 Lincoln Street.”

- Westbrook Village – Mr. Litchfield commented on the applicant requesting a bond release and meeting the Board’s requirements. Ms. Sandstrom requested action.

Mr. Beals motioned, Mr. Philcox seconded, and it was unanimously voted, “To release the bond of \$14,000 to Brendon Westbrook Village Realty Trust for property at 1-12 Brody Way.”

- Stirrup Brook Phase II – Mr. Litchfield commented on the applicant requesting a bond release, as built drawing still being worked, top coating on properties, plans to go to town meeting for street approval, and another bond is being held on the property. Board member discussed. Ms. Sandstrom requested action.

Mr. Beals motioned, Mr. Philcox seconded, and it was unanimously voted, “To release the bond of \$15,000 to Stirrup Brook, LLC for Stirrup Brook Phase II property at Weber Lane - Off Stirrup Brook Lane.”

- Cyrus Way – Board members and Mr. Litchfield discussed the property and need for a site visit.
- Tentative date for the next meeting Wednesday, January 22, 2014. Board members discussed and agreed to meet on January 22nd if needed.

Adjourn:

Board members agreed that no further business needed to be discussed.

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

The Earthwork Board meeting ended at 7:46 pm.

Respectfully submitted,

Eileen Dawson
Board Secretary