



## Town of Northborough

Earthwork Board  
63 Main Street, Northborough, MA 01532  
Wednesday, July 17, 2013  
Conference Room B  
7:00 PM

Present: Janet Sandstrom, Fred Philcox, and Tom Beals

Absent: Anthony Ziton

Also Present: Fred Litchfield - Town Engineer; James Tetreault – Thompson Liston Associates; Elizabeth Forsberg – 9 Hudson Street; Dave DeDhu -9 Hudson Street; Donna Massey – 20 Monroe Street; Mark Awdycki – 10 Liberty Drive, Luke DiStefano – Bohler Engineering; Jim Vogel – 600 West Main Street; Peter Wikander – 14 Monroe Street

Ms. Sandstrom opened the Earthwork Board meeting at 7:00 pm.

### Public Hearings:

**7:02 pm New Permit**  
Cumberland Farms, Inc.  
15 Main Street  
Map 63, Parcel 78

Mr. DiStefano, Engineer representative from Bohler Engineering, explained the plans for demolition of existing building, construction of a mart, new underground storage tanks, and new fuel dispensers. Board members asked questions about traffic on and off site, earth removal and earth addition, and snow removal. Mr. DiStefano explained that the hope is to get approvals and begin construction within the next 2 months.

Mr. Litchfield explained the financials for bulldozing, hydro-seeding, as built plan, and contingency amount for a total of \$6,000 for bond.

*Mr. Beals motioned, Mr. Philcox seconded, and it was unanimously voted, “To issue an Earthwork Board permit with the bond amount of \$6,000 to Cumberland Farms, Inc. for property at 15 Main Street, Map 63, Parcel 78 for 1 year.”*

**7:21 pm New Permit**  
Northborough Commons, LLC  
61 & 65 West Main Street  
Map 63, Parcel 9 & 10

Mr. Tetreault, Engineer for applicant, explained the plans including: perc testing, removal of existing gas station buildings, construction plans for retail/residential mixed use, roadway plans, earthwork disturbance 107,000 cubic square feet, net gain of 35,000 cubic square feet of earth, parking plans, drainage, and ZBA requirements. Mr. Beals explained the challenges of the soils with the abutting property and the suggestion of a slope less than 2:1 and desire for more details on the slope proposed; Mr. Tetreault commented on swale plans to divert water coming off the hill and sub drains proposed. Mr. Litchfield explained the issues following the plans and not over excavating the hill (water breaking out and causing erosion on abutting property) and the timing of the excavation/stabilized in late summer and early fall. Mr. Tetreault commented on walls proposed (max 10' high), sub drain, and crushed stone areas. Mr. Litchfield asked about the 10' no structure bylaw; Mr. Tetreault commented that he would check. Mr. Litchfield commented that the ZBA has the project on their next agenda and has not approved yet.

Earthwork Board members asked about permits needed from various committees; Mr. Tetreault explained the distance from wetlands and stream and Conservation Commission approval not needed. Board members and Mr. Litchfield explained the issues with the stream next door and the need to keep the site stable to avoid erosion issues and Conservation Commission violations.

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

Ms. Sandstrom asked about audience comment; Donna Massey, abutter at 20 Monroe Street, asked about how many units have been proposed and the status of the underground storage tanks. Mr. Tetreault commented approximately twenty 1-bedroom apartments have been proposed and the storage tanks have been removed already. Ms. Sandstrom asked for a motion to continue the public hearing next month.

***Mr. Beals motioned, Mr. Philcox seconded, and it was unanimously voted, "To continue the public hearing for Northborough Commons, LLC for property at 61 & 65 West Main Street, Map 63, Parcel 9 & 10 until August 28, 2013 at 7:15 pm."***

**8:05 pm**    **New Permit**  
Abu Construction  
9 Monroe Street  
Map 63, Parcel 160

Mr. Litchfield explained that the applicant was not present this evening (meeting with ZBA for approval next week) and suggested continuing the public hearing until next month. Ms. Sandstrom requested a motion to continue the public hearing until next month.

*Mr. Beals motioned, Mr. Philcox seconded, and it was unanimously voted, "To continue the public hearing for Abu Construction for property at 9 Monroe Street May 63, Parcel 160 until August 28, 2013 at 7:15 pm."*

**Minutes of July 25, 2012:**

- Review Minutes of July 25, 2012 and informal discussion of August 29, 2012

Board member discussed the two sets of minutes. Ms. Sandstrom asked for a motion on the July 25, 2012 minutes.

*Mr. Philcox motioned, Mr. Beals seconded, and it was unanimously voted, "To approve the Earthwork Board minutes of July 25, 2012 and August 29, 2012."*

**FYI:**

Tentative date for the next meeting, Wednesday, August 28, 2013; Board members discussed and agreed to meet next month.

New member for the Earthwork Board; Ms. Sandstrom explained that a friend has expressed interest and hopes for her to attend the next meeting.

**Bond Releases:**

- Stirrup Brook Estates, Phase II

Earthwork Board members discussed the property; Mr. Litchfield recommended releasing the bond for phase II explaining that the houses have been stabilized and most sold, the paving has not been done yet, and the as built have not been submitted yet. Mr. Litchfield explained that the \$35,000 bond could be reduced; Board members discussed and agreed to reducing the bond to \$15,000.

*Mr. Philcox motioned, Mr. Beals seconded, and it was unanimously voted, "To reduce the bond amount from \$35,000 to \$15,000 for Stirrup Brook Estates, Phase II."*

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