

Approved
1-28-15



Town of Northborough

Earthwork Board
63 Main Street, Northborough, MA 01532
Selectmen's Meeting Room
Wednesday, December 17, 2014

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

Also Present: Fred Litchfield - Town Engineer

At 6:05 pm, Ms. Sandstrom called to order the Earthwork Board meeting.

Public Hearings:

New Permit

Loop Realty Trust and Brendon Properties Two
370 Southwest Cutoff
Map 108 and 109, Parcels 2 and 15

Ms. Paula Thompson of Waterman Design, explained the plan is to build five buildings at 370 Southwest Cutoff which has a small amount of Frontage on Southwest Cutoff (Route 20) and will be accessed from Shoppes Way. The buildings consist of two retail buildings with a total of 42,000 s.f., two separate unnamed restaurant buildings with 6300 s.f. and 200 seats each and a fifth building with a 2000 s.f. bank and a 3,400 s.f. medical clinic.

Mr. Pini asked about the volume of cuts and fills. Ms. Thompson indicated the project would disturb approximately 11.5 acres in total and there would be approximately 80,000 cy of cut material with approximately 45,000 cy of fill being brought in to level the site for the building areas.

Mr. Beals asked about the slope along the front along the project. Ms. Thompson indicated the plan has been revised from the original submittal in order to reduce the height and length of a proposed retaining wall along the southeast corner of the property and the slope is proposed to be 2:1 on top of the wall which will also be stabilized with a mesh fabric.

An abutter, Don Lavin indicated he would like to work with Mr. Giblin to gain access to his property at 360 Southwest Cutoff as vehicles exiting his property no longer have the ability to make a left turn when leaving his site due to the installation of the traffic signal and other improvements. Mr. Giblin said he would work with Mr. Lavin and everyone agreed this was a private matter which was not part of this evening's public hearing.

The Board members reviewed the bond amount proposed by the applicant and the recommendation of the Town Engineer and agreed to set the bond amount \$50,000

Mr. Philcox motioned, Mr. Pini seconded, and it was unanimously voted, "To issue an Earthwork Board permit to 920 LLC for the property at 370 Southwest Cutoff, Maps 108 and 109, Parcels 2 and 15 with a bond amount of \$50,000."

FYI:

- Tentative date for the next meeting, Wednesday, January 28, 2015. Board members discussed and agreed to meet if needed on January 28th.

Review Minutes of July 23, 2014:

Board members discussed the minutes of July 23rd.

Mr. Philcox motioned to approve the minutes as submitted, Mr. Pini seconded, and it was unanimously voted, "To approve the July 23, 2014 minutes of the Earthwork Board."

Adjourn:

Board members agreed that no further business needed to be discussed. Ms. Sandstrom requested action.

Mr. Philcox motioned, Mr. Ziton seconded, and it was unanimously voted, "To adjourn the Earthwork Board meeting."

The Earthwork Board meeting ended at 6:35 pm.

Respectfully submitted,

Fred Litchfield
Town Engineer