

DRAFT  
4/19/17



## Town of Northborough

Earthwork Board  
Meeting Minutes  
Wednesday, March 22, 2017  
63 Main Street  
Conference Room B  
7:00 PM

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

Also Present: Fred Litchfield, Town Engineer; Daniel Ruiz, Mike Sullivan and Beth Ferris

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

### **Public Hearings:**

Renewal: Northborough Crossing II  
370 Southwest Cutoff  
Map 108, Parcel 2 and Map 109, Parcel 15

Mr. Daniel Ruiz the permitting Manager discussed the status of the Northborough Crossing II project which has only one building remaining to be built and most of the site is stabilized. Ms. Sandstrom asked if the building were all occupied and Mr. Ruiz said the buildings were almost completely occupied and the remaining space should be filled in the next few months. Mr. Litchfield noted the Board had previously voted to reduce the bond by 50% from \$50,000 to \$25,000. Mr. Ziton moved and Mr. Philcox seconded a motion to approve the renewal permit for Northborough Crossing II and the renewal permit was unanimously approved.

New: Mo Kafel  
269 West Main Street  
Map 47, Parcel 4

Mr. Mike Sullivan with Connorstone Engineering discussed the proposed project for Mo Kafel, the applicant and apologized for not attending last month's meeting. Mr. Kafel operates an automotive repair shop at 25 Bartlett Street and would like to relocate to and build a new building at 269 West Main Street in order to own property rather than lease. Mr. Kafel is proposing a 3 bay one story 3600 sf building. Mr. Sullivan explained the project is fully permitted and the building will have the required parking which is 12 spaces. The drainage system will consist of an underground cultec system and a closed tight tank for capturing any fluids on the floor within the building. The tight tank will be equipped with alarms in the event the tank is full. The site will have an onsite septic system. The site work will be done within the front portion of the site which is very flat. Mr. Ziton asked how soon the applicant would like to start work. Mr. Sullivan indicated he will probably start once the weather gets a bit warmer and get most of the site work accomplished this construction season.

Mr. Litchfield estimated the bond should be \$4,500 for this project which will have minimal disturbance, approximately 25,000 sf and about 1,000 cy of material to be moved. Mr. Philcox moved and Mr. Ziton seconded a motion to approve the permit at 269 West Main Street with a bond amount of \$4,500 and the permit was unanimously approved.

Renewal: Sterling Court  
Formerly 29 East Main Street  
Map 53, Parcel 105

Neither the applicant or his engineer were in attendance but since the notification to the abutters was complete as an abutter from Kent Drive was in attendance and the fact that the project is stabilized and expected to be complete this summer and should be accepted as a town road at the 2018 Annual Town Meeting. Mr. Ziton moved to renew the permit for Sterling Court at 29 East Main Street, seconded by Mr. Pini and the Board unanimously voted to renew the Earthwork permit with the existing bond amount.

**Bond Releases/Reduction:** None

**Other Business:**

- The Board agreed to approve the Minutes of January 25, 2017 and February 22, 2017 as written.
- The next meeting date is scheduled for April 19, 2017.

**Adjourn:**

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

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

The Earthwork Board meeting ended at 7:35 pm.

Respectfully submitted,

Fred Litchfield  
Town Engineer