

APPROVED  
10-18-2017



# Town of Northborough

Earthwork Board

Meeting Minutes

Wednesday, September 20, 2017

63 Main Street

Selectmen's Meeting Room

7:00 PM

**Members Present:** Fred Philcox (Acting Chair), Anthony Ziton, Tony Pini

**Members Absent:** Janet Sandstrom (Chair), Tom Beals

**Others Present:** Fred Litchfield (Town Engineer), see attached Sign-In Sheet

At 7:00 p.m. Mr. Philcox called the meeting to order.

Review Meeting Minutes of April 19, 2017, July 26, 2017 and August 16, 2017 – Mr. Ziton made a motion to approve the April 19, July 26 and August 16, 2017 Meeting Minutes; Mr. Pini seconded; all voted in favor; motion approved.

**Public Hearing – New Permit (continued):**

Mali Realty I, LLC

25 West Main Street

Map 63, Parcel 154 and 166

Antonio Santiago (XTM Construction), Gary & Singh Dhaliwal (Northboro Liquors), Paul Shattuck (17 W. Main Street) and Laurie Carbonneau were in attendance.

Mr. Santiago said the paving was complete and the framing was finished. The roof and exterior work will be done later. He is two weeks behind schedule. They are working on the drainage system for the other parking lot; they found more bad soils which they will start removing tomorrow, weather permitting. Mr. Litchfield commented that the parking lot is paved and there has been no recent obstructions of cars on the neighbors' property. Mr. Shattuck said he has seen a noticeable improvement in their progress and they are no longer on his property. The Dhaliwal's agreed that progress is moving along. Mr. Pini noted that they are two weeks behind schedule and asked Mr. Litchfield if that was reasonable to him; it was. Mr. Litchfield did a site visit prior to the subsurface infiltration basin being installed. The soil was unsuitable for drainage; 3'-4' more of material needs to come out from the square beneath the infiltration area. The roof and siding is next to be done. The schedule seems to be appropriate. Mr. Pini asked if there are further impediments to reissuing the permit; no. Mr. Litchfield said the bond is sufficient at \$4,500. Mr. Pini made a motion to renew the Earthworks Permit for 25 West Main Street and continue with the same \$4,500 bond amount; Mr. Ziton seconded; all voted in favor; motion approved.

**Public Hearing – New Permit:**

Tim Shay

154 Main Street

Map 53, Parcel 132

Tim Shay (Stone Ridge Development) and his partner Nick Muskopf were present. Mr. Shay said the septic was installed but more work is needed to finish the rest of the project. Mr. Shay explained the building

that will be rehabbed. There is approximately 200± cubic yards that needs to be removed; it is not near the abutters. Mr. Litchfield estimated the bond to be \$5,500. Mr. Ziton made a motion to approve an Earthwork Permit for 154 Main Street with a bond amount of \$5,500; Mr. Pini seconded; all voted in favor; motion approved.

**Public Hearing – New Permit:**

Carmi-Holdings MA LLC  
2 Beeman Road  
Map 71, Parcel 16

Michael Scott (WDA Design Group, Rhode Island) was representing Oded Carmi, D.N. Van Lines, Inc. The proposed use is for storage of personal belongings for deployed military personnel. The old steel facility will be used for warehousing, not a manufacturing facility. The existing driveway will be expanded to the south and west; the front will be reconstructed to meet ADA compliance. He will be removing the existing parking top and subsoil and constructing a new parking lot with a small stormwater infiltration system. He will not be touching the grade. The estimate was to remove the top and subsoil and the existing material that can't be used and haul it away. The applicant would like to start immediately. He has received permits from both the Conservation Commission and the Planning Board. Mr. Litchfield had no issues and estimated the bond to be \$9,500. Mr. Pini made a motion to approve an Earthwork Permit for Carmi-Holdings, 2 Beeman Road with a bond amount of \$9,500; Mr. Ziton seconded; all voted in favor; motion approved.

**Public Hearing – Renewal Permit:**

Mohamad Ramadan  
0 Newton Street  
Map 7, Parcel 1

Mr. Ramadan was present to renew his permit for a common driveway on Newton Street. He said the plan has not changed. The only work done was the widening of Newton Street (the additional material was put on site); he also moved loam from a development on Hudson Street to be eventually used for the houses. Mr. Litchfield said work could not be done until the Newton Street improvements are done per the Planning Board's condition regarding the common driveway. Significant work has been done; the top coat needs to be done. The ownership on the project is Mr. Ramadan. Mr. Pini made a motion to renew the Earthwork Permit with a bond amount of \$17,000 for 0 Newton Street; Mr. Ziton seconded; all voted in favor; motion approved.

**Bond Releases/Reduction Discussion:**

Kendall Homes, 150 Church Street, 55/60 – Mr. Litchfield found that the Planning Board Decision required Mr. Black to prepare a sidewalk plan and submit it to the DPW for approval before house construction; it was not done. The Building Inspector should have caught it. Mr. Litchfield brought it to the attention of Mr. Black's engineer. Mr. Black said he wasn't aware of it. Mr. Litchfield told him he does not have a plan or a way to estimate the work and would not recommend the board reducing the bond.

**FYI:**

Mr. Litchfield gave the board a spreadsheet with the active Earthwork Permits that were issued for their review and provided a brief explanation.

The next meeting is scheduled for October 18<sup>th</sup> in the Selectmen's Meeting Room. The November meeting will be held on Tuesday, November 21<sup>st</sup> in Conference Room B; the December meeting will be held December 20<sup>th</sup> in Conference Room B.

Having no further business to discuss, Mr. Pini made a motion to adjourn; Mr. Zitton seconded; all voted in favor; motion approved. The meeting was adjourned at 7:43 p.m.

Respectfully submitted,

Melanie Rich  
Board Secretary