

APPROVED
11-21-2107



Town of Northborough

Earthwork Board

Meeting Minutes

Wednesday, October 18, 2017

63 Main Street

Selectmen's Meeting Room

7:00 PM

Members Present: Janet Sandstrom (Chair), Fred Philcox, Anthony Ziton, Tom Beals

Members Absent: Tony Pini

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

At 7:04 p.m. Ms. Sandstrom called the meeting to order.

Review Meeting Minutes of September 20, 2017 – Mr. Philcox made a motion to approve the September 20, 2017 Meeting Minutes; Mr. Beals seconded; all voted in favor; motion approved.

Public Hearing – New Permit:

Mark MacDonald Realty, LLC

137 West Main Street

Map 63, Parcel 89

Ron McDonald was in attendance. The project is at a children's dentistry. The intent is to extend the parking lot back and put additional parking for the employees. They are also taking into the consideration one of the neighbors. There is a large amount of soil that needs to be removed. There is a change in drainage because of the added pavement. The plan calls for enlarging the system and trench drain. They are trying to follow the pitch of the current driveway and extend it back 14 spaces and add a second handicap parking space. The banks around the property are covered with woodchips; they want to carry the same landscape; at the base of the banking they will put in a small short retaining wall. The soil to be removed is sandy and gravelly, not much clay content. Some can be used to reshape the banking landscape. Mr. Litchfield did not have any drainage concerns.

Mr. Richie (abutter) asked when the project would start. Mr. McDonald said they are hoping to start within 7 days; start to finish would take 15 days. He was asked how close it was to Mr. Richie's property line; approximately 25' from the buffer. The retaining wall is on the 25' setback. After Mr. Litchfield's explanation of the parking lot grade, berm along the parking area, the base of the wall and the slope, Mr. Richie said it would be 21' from the property line and asked why. Mr. Litchfield said the wall had to be 25' up. At the ZBA hearing, the applicant was asked how they calculated the numbers to get the spaces they needed and came up with 18 parking spaces. The wall at the edge of the parking spaces denotes the 25' setback. Mr. Richie understood but did not agree with it. He thought the excavation would be measured 25' from the property line, not 21'. Mr. Beals said the structure and driveway are meeting the 25' no structure from the property. Mr. Litchfield said the grade has to change to accommodate the project. The area above the retaining wall is where the landscaping will take place to replenish what was taken out; the buffer is the landscape buffer. The excavation is temporary, the plantings will take over. Mr. McDonald and Mr. Richie will discuss the plantings; Mr. Litchfield will review the plantings after they are done. The ZBA decision is being drafted for review. The hours of operation were discussed. Typical hours are 7AM-5PM weekdays, 7AM-Noon on Saturdays, no work on Sundays. Mr. McDonald asked to modify the Saturday

hours of operation to 3PM. Mr. Litchfield estimated the bond to be \$3,500. Mr. Beals made a motion to approve an Earthwork Permit for 137 West Main Street with a bond amount of \$3,500; Mr. Philcox seconded; all voted in favor; motion approved.

Bond Releases/Reduction Discussion:

Kendall Homes, 150 Church Street, 55/60 (on hold) – The sidewalk Mr. Black was to rebuild was not done. Mr. Litchfield met with him and they agreed on the scope of work that will be done.

Sterling Court, 29 East Main Street, 53/105 – Completed with Earthworks. The Planning Board has a bond that will be reduced 20%-30% which will be held until the project is recorded at the Registry of Deeds. Mr. Litchfield recommended releasing the \$3,000 bond. Mr. Philcox made a motion to release the \$3,000 bond for Sterling Court, Permit #2017-3; Mr. Ziton seconded; all voted in favor; motion approved.

920 LLC, 370 Southwest Cutoff, 108/2 and 109/15 – Mr. Litchfield would like the final as-built plan showing all the drainage before releasing the bond. The performance bond could then be replaced with cash. Mr. Ziton made a motion to reduce the bond for 920 LLC, 370 Southwest Cutoff, from \$25,000 to \$10,000; Mr. Beals seconded; all voted in favor; motion approved.

Abu Construction, 357 Main Street, 48/8 & 9 – The as-built drawing was submitted. Mr. Litchfield recommended releasing the bond. Mr. Beals made a motion to release the \$7,000 bond for Abu Construction, 357 Main Street; Mr. Ziton seconded; all voted in favor; motion approved.

FYI:

The next meeting is scheduled for Tuesday, November 21st in Conference Room B.

The 2018 meeting schedule as well as an updated permit spreadsheet was given to the members for review.

Having no further business to discuss, Ms. Sandstrom made a motion to adjourn; Mr. Beals; all voted in favor; motion approved. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Melanie Rich
Board Secretary