



Approved
12-20-2017

Town of Northborough

Earthwork Board

Meeting Minutes

Tuesday, November 21, 2017

63 Main Street

Selectmen's Meeting Room

7:00 PM

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

Members Absent: Fred Philcox, Tony Pini

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

At 7:34 p.m. Ms. Sandstrom called the meeting to order.

Review Meeting Minutes of October 18, 2017 – Ms. Sandstrom made a motion to approve the October 18, 2017 Meeting Minutes; Mr. Ziton seconded; all voted in favor; motion approved.

Public Hearing – Renewal Permit:

Craig Callahan
172A Howard Street
Map 37, Parcel 93/94

There are five lots; work has been started on Lot 2 (5 Harrington Lane) which Mr. Callahan intends to use as his private residence; the roadway has been roughed in. Lot 3 is the existing house they live in (there is a split because it has legal frontage on the new subdivision roadway). Lot 5 is also an existing house that has access off Howard Street. There is a section (170 & 174 Howard Street) that is common to both Lot 3 and Lot 5. Only two more new houses can be built.

Ms. Sandstrom asked what he plans to do with the three lots in the back. Mr. Callahan said Lot 1 was cleared at the time the roadway was put in, but has not made a decision about the remaining two lots. In the spring he hopes to have the wires transferred to the new telephone pole, finish the roadway and put a binder coat on. Ms. Sandstrom asked Mr. Litchfield if the bond would remain in place if Lot 2 was completed and Lots 3, 4 and 5 are undeveloped. Mr. Litchfield said the Earthwork Permit remains in place until the subdivision is complete. If he builds the road and it is accepted by the town, the lots would then be considered Form A lots and he could build them as he chooses. It would be his right to complete the roadway, ask the Planning Board to accept it, go to town meeting to have it accepted, and have his subdivision bond and Earthwork Bond released. Mr. Beals was concerned with building and plowing in the winter. Mr. Callahan said Connorstone Engineering inspects the erosion controls monthly and Mr. Callahan monitors them weekly.

Mr. Beals made a motion to renew the Earthworks Permit for 172A Howard Street and continue with the same \$16,500 bond amount; Mr. Ziton seconded; all voted in favor; motion approved.

FYI:

The next meeting was confirmed for Wednesday, December 20th in the Selectmen's Meeting Room.

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

Respectfully submitted,

Melanie Rich
Board Secretary