



APPROVED
3-21-2018

Town of Northborough

Earthwork Board

Meeting Minutes

Wednesday, February 21, 2018

63 Main Street

Selectmen's Meeting Room

7:00 PM

Members Present: Janet Sandstrom (Chair), Fred Philcox, Tony Pini, Anthony Ziton

Members Absent: Tom Beals

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

At 7:00 p.m. Ms. Sandstrom called the meeting to order.

Review Meeting Minutes of January 17, 2018 – Mr. Pini made a motion to approve the January 17, 2018 Meeting Minutes; Mr. Ziton seconded; all voted in favor; motion approved.

Public Hearing – New Permit:

Jay Correia
442 West Main Street
Map 80, Parcel 33

Greg Scotchie (WDA) and Jay Correia were present. Green cards were received. The property is .9 acres off West Main Street. The new building will be approximately 4,000 square feet located on the maintained grass area. There is a wetland on either side of the property. They have been before the Conservation Commission as well as the Planning Board. The current two-story building will remain. There is no 100-year flood plan. The soils on site are "A" soils; stormwater infiltrates well. Mr. Scotchie showed the aerial view and explained the current conditions, the grade and drainage plan. A portion of the area is in the buffer zone. He showed the underground stormwater facility for the rooftop only and the additional underground stormwater facility, both of which meet DEP stormwater standards. Approximately 100-300 cubic yards of fill will be removed. The access will be on West Main Street (stone on filter blanket). Erosion controls will be installed to protect the existing catch basins, system and building with inlet protection, core logs, and a barrier with silt fencing throughout the project. The existing building has a paved area; there will be minimal additional pavement added for public safety. The two-story building drops off in the back. The intent is to start construction in the spring and finish in the fall. Mr. Ziton asked for an explanation about work in the buffer zone. Mr. Litchfield said building can occur in the buffer zone. The Conservation Commission has a local bylaw that prevents any disturbance within 15' of the edge of the resource area, and no structure within 30', but work can take place in the remainder of the 100' buffer area with proper erosion control measures. They did receive an Order of Conditions from the Conservation Commission. Mr. Litchfield estimated the bond to be \$3,500.

Amanda and Mike Sapienza (6 Crawford Street) recently purchased the adjacent property and had privacy concerns. Mr. Correia explained that the building will have windows on all sides. There are currently hemlock trees (25'-30') which are continuing to grow, an existing fence and a privacy easement (from when the lot was originally split). The ZBA Decision requires a fence and arborvitae trees. Mr. Pini suggested that if there are deer in the area to consider other types of plantings since arborvitae trees are one of their favorites.

Mr. Philcox made a motion to issue an Earthwork Permit for 442 West Main Street with a bond amount of \$3,500; Mr. Pini seconded; all voted in favor; motion approved.

Public Hearing – New Permit:

Stephen MacDonald Construction, Inc.
172 Bearfoot Road
Map 28, Parcel 65

Peter Bemis (Engineer) and Stephen MacDonald were present. Green cards were not received. The Planning Board has not yet approved the project. They are slated to go before the Planning Board on March 6th. The intent is to construct two 4,000 square foot buildings. There will be three parking spaces per tenant with the ability to go to three tenants. The cuts and fills will be on site; they will not be exporting fill; they need to import fill for the septic system and stormwater management system; a Stormwater Pollution Prevention Plan (SWPPP) will be provided. A gravel stone apron is proposed so there will not be sediment on Bearfoot Road. He explained the stormwater management system detail. They treat all stormwater prior to infiltration into the ground on site. There are provisions for maintenance for the infiltration drainage systems and the treatment systems. Mr. Philcox asked about removing fill. Mr. Bemis said they designed it such that they are importing fill. Mr. Pini made a motion to continue the hearing to March 21st; Mr. Ziton seconded; all voted in favor; motion approved.

Public Hearing – Renewal Permit:

Mohamad Kafel
269 Main Street
Map 47, Parcel 4

Mr. Kafel was not present. Mr. Litchfield will follow-up. Mr. Philcox made a motion to continue the hearing to March 21st; Ms. Sandstrom seconded; all voted in favor; motion approved.

Bond Release/Reduction Discussions: None tonight.

U-Haul Project Status – Mr. Litchfield said he has not yet received the as-built plan. They will continue to work on the project and hopefully it will be completed in the spring.

The next meeting was confirmed for Wednesday, March 21, 2018 in the Selectmen’s Meeting Room.

Having no further business to discuss, Mr. Philcox made a motion to adjourn; Mr. Ziton seconded; all voted in favor; motion approved. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Melanie Rich
Board Secretary