



# Town of Northborough

Office of the Town Engineer

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## Groundwater Advisory Committee May 18, 2010

**Present:** Diane Guldner –Conservation Commission; George Pember – Planning Board; Leslie Rutan – Board of Selectmen and Bryant Firmin –Water and Sewer Commission.

**Absent:** Deidre O’Connor– Board of Health

**Also Present:** Fred Litchfield – Town Engineer; Mike Sullivan- Connorstone Engineering; Tim Shay and Sean Durkin – 168 East Main Street Realty Trust.

The Groundwater Advisory Committee began discussions at 6:15 pm.

**7:00 p.m.** To consider the request for a Special Permit to allow for the construction of a multi use building with retail and multi family use within Groundwater Area 3 at 168 East Main Street.

**Applicant and Owner:** 168 East Main Street Realty Trust.

Mr Sullivan presented the plan to remove the existing house at 168 East Main Street and to construct a multi use building with retail on the first floor and residential on the second floor. Mr Sullivan explained this basically the same project presented to the Committee several years ago with the addition of a residential use on the second floor. Mr Sullivan explained the drainage system consists of two recharge areas capturing all of the runoff produced on site. The septic system is designed to handle 90 gpd of retail flow and 440 gpd for residential septic loading.

Attorney Pember asked about how the building would be heated. Mr Shay indicated they prefer top heat with oil

Ms. Guldner asked if the building would be equipped with sprinklers. Mr. Shay responded that sprinklers are not required for a building of this size.

The Committee voted to recommend approval of this project with the following conditions:

- 1) The Town Engineer to review and approve the Operation and Maintenance plan
- 2) The applicant should explore the feasibility of connecting to natural gas
- 3) The applicant shall submit an as-built verifying all work prior to the issuance of the final occupancy permit.
- 4) The applicant shall obtain an Earth Removal permit.

### **Old/New Business**

Review and Approve minutes of February 9, 2010

*Groundwater members agreed to approve the minutes of February 9, 2010.*

### **Adjourn**

Groundwater Advisory Committee meeting ended at 7:00 pm.

Respectfully submitted,

Fred Litchfield  
Town Engineer