



Town of Northborough

Office of the Town Engineer
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Groundwater Advisory Committee August 10, 2010

- Present:** Diane Guldner –Conservation Commission; George Pember – Planning Board; and Bryant Firmin –Water and Sewer Commission.
- Absent:** Leslie Rutan – Board of Selectmen and Deidre O’Connor– Board of Health
- Also Present:** Fred Litchfield – Town Engineer; Eileen Dawson – Recording Secretary; Mike Sullivan- Connorstone Engineering; Laura Barsamian – 164 Ball Street; and Peter Bemis – Engineering Design Consultants, Inc.

The Groundwater Advisory Committee began discussions at 7:04 pm.

7:05 p.m. To consider the request for a Special Permit to allow for the conversion of an existing non conforming use, in the Business East Zoning District to a commercial use within Groundwater Area 2 and 3 at 277 Main Street.

Applicant and Owner: 277 Main Street Realty Trust
Representative: Michael Sullivan, Connorstone Engineering

Mr. Sullivan explained the details of the proposed plan for retail use of the property for Trombetta Farms. Mr. Sullivan explained that the property exists in GW2 and GW3, mostly in GW3. The details discussed included: curb cuts, catch basins, parking area, 100% of water infiltration on grounds, discharge area, septic system replacement (system works, but would be upgraded) to handle 500 gallons/day (110 gallons/10,000 square feet allowed in local bylaw). Mr. Sullivan explained the status for the permit with Massachusetts Highway - assessing the traffic flow pattern, and need to go before the ZBA for special permits and variances for plans in GW3 (only parking plans have been proposed for GW2 area).

Groundwater Advisory members and Mr. Sullivan discussed the following: snow removal (snow would be stock piled in back of parking area), concern with water discharge onto road or neighbor’s properties (all water would remain on the site), heat source currently is oil (members prefer gas heat in groundwater areas), no sprinklers exist or are required on the property, and the Board of Health needs to review the proposed septic system (the proposed system would be further from the groundwater areas). Mr. Litchfield asked

questions about the impervious area in relation to the local bylaw limits; Mr. Sullivan commented that he would get the exact calculations to Mr. Litchfield.

Ms. Barsamian, Trombetta Farms representative, explained that the retail site plans would be to sell ice cream, plants, Christmas trees, and other non-hazardous products.

Mr. Litchfield, Groundwater members, and Mr. Sullivan discussed the proposed 500 gallons of water usage per day (calculation of 110 gallons per 10,000 square feet permitted, proposed area allows 385 gallons) that is 115 gallons over the bylaw limits for water usage. Groundwater members discussed the septic system upgrade proposed and the improvement this would be to the groundwater area and felt that they should recommend a variance to the ZBA for the GW3 area.

Groundwater Advisory Board members unanimously agreed: “To recommend that the ZBA grant a variance to 277 Main Street Realty Trust for plans to upgrade the septic system to allow 500 gallon/day of water usage with the special conditions that the as built plan has permanent benchmark tied to the town’s datum and the Operations and Maintenance Plan includes annual reporting to the town.”

Groundwater members discussed and reviewed that the applicant has requested 2 variances and 2 special permits for the property.

7:45 p.m. To consider the request for a Modification to the Approved Site Plan for Total Recall located within the Industrial Zoning District and Groundwater Area 3.

Applicant and Owner: Crow Family Holdings Industrial L.P.
Representative: Peter Bemis, Engineering Design Consultants, Inc.

Mr. Bemis explained the plans for 5 Beeman Road to expand the existing warehouse area for data storage/record storage. Mr. Bemis gave some history on the building inspector’s approved plans dating back to 2002. Mr. Bemis explained the details of the property including: the current 43,950 square foot building, interest in expanding the back of the warehouse by 14,580 square feet, drainage and infiltration plans, need to relocate one large tree, request to waive the ten parking spaces (applicant has no need for more parking), and the Conservation Commission’s approval of the Order of Condition plans on 8/9/10.

Ms. Guldner commented on the Operation and Maintenance Plan details covering the property adequately. Mr. Litchfield asked that regular annual reporting be done (has not been consistently done since 2002). Mr. Pember commented that he would like to receive a current annual report before Mr. Bemis comes before the Planning Board next week. Groundwater members

asked questions about the gas heating, roof runoff plans, materials stored on site (all non-toxic), 100% recharge of roof runoff, and the need for a special permit due to GW3 area. Mr. Litchfield commented that he would like to double-check the impervious calculations to ensure that the local bylaw requirements are met. Mr. Litchfield commented that the applicant would go before the Earth Removal Board in early September, but only for importing materials.

Groundwater Advisory Board members unanimously agreed: “To recommend that the ZBA grant a variance to Crow Family Holdings Industrial L.P. for modification plans to expand building with the special conditions that an as built plan is submitted and the Operations and Maintenance Plan includes annual reporting to the town.”

Ms. Guldner recommended to Mr. Bemis that the purple loosestrife (invasive species) be removed from the property, and straw wattles (not hay) plus silt fencing be installed. Mr. Bemis agreed.

Old/New Business

Discuss next meeting date tentatively September 10, 2010 if necessary.
Groundwater members agreed to meet if needed.

Review and Approve minutes of May 18, 2010:
Groundwater members discussed, had some spelling and date changes, and agreed to approve the minutes.

Mr. Pember motioned, Ms. Guldner seconded, and it was unanimously voted, “To approve the amended minutes of May 18, 2010.”

Groundwater members agreed to end the meeting at 8:10 pm.

Respectfully submitted,

Eileen Dawson
Recording Secretary