



# Town of Northborough

Office of the Town Engineer

63 Main Street

Northborough, Massachusetts 01532-1994

(508) 393-5015 Office (508) 393-6996 Fax

---

---

## Groundwater Advisory Committee February 9, 2010

- Present:** Diane Guldner –Conservation Commission; George Pember – Planning Board.
- Absent:** Leslie Rutan – Board of Selectmen; Deidre O’Connor– Board of Health; and Bryant Firmin –Water and Sewer Commission.
- Also Present:** Fred Litchfield – Town Engineer; Jeff and Roger Leland – Leland Law; Bill Farnsworth – Town Building Inspector.

The Groundwater Advisory Committee began discussions at 7:05 pm.

- 7:00 p.m.** To consider the request for Modification of Variance of Case No. 92-02 to allow relief of the requirements of Groundwater Area 2 at 117 Maple Lane within Groundwater area 2.

Applicant: Attorney Jeff Leland  
Owner: Thomas H. Hays III

Jeff Leland explained the history of the property at 117 Maple Lane. Mr. Leland gave details to the proposed house being 2,500 square feet (30’ x 50’ split level house) and within groundwater area 2. The plans would remove the existing cottage on the property, and build a new larger building (would require a variance from the ZBA). Groundwater Advisory members and Mr. Litchfield discussed the impervious calculation, which would be below the 15% increase with the removal of the cottage and gravel driveway (both considered impervious cover). Mr. Litchfield explained that the town considers a gravel driveway impervious cover because it could have been paved at any time. Mr. Litchfield reviewed the similar case that allowed a variance from the ZBA.

Mr. Litchfield explained that the ZBA would need to modify the current variance that the Groundwater Advisory Committee recommended and the ZBA approved in 1992. Groundwater members discussed the 2,138 square

feet of impervious cover already approved and the allowance of an additional 15% of lot coverage to be impervious. Mr. Litchfield explained his recommendations that the existing impervious cover be removed and replaced with grass, all roof runoff be recharged, and an as built be submitted to verify all proposed work.

***Groundwater Advisory Committee members recommended that Mr. Litchfield write a letter to the ZBA approving this project at 117 Maple Lane with the conditions that the existing impervious cover be removed and replaced with grass, all roof runoff be recharged, and an as built be submitted to verify all proposed work.***

Mr. Leland and Mr. Litchfield discussed the Conservation Commission's request that the applicant go before the ZBA (to request a variance on the front property setback) before seeking a variance with conservation to build the house further back on the property.

Mr. Litchfield noted for the record that Mr. David Coad, abutter, sent an email and the email was distributed to the Groundwater Advisory Committee members this evening.

### **Old/New Business**

Discuss next meeting date tentatively March 9, 2010 if necessary. Groundwater members agreed to meet on March 9<sup>th</sup> if necessary.

Review and Approve minutes of December 8, 2009

***Groundwater members agreed to approve the minutes of December 8, 2009.***

### **Adjourn**

Groundwater Advisory Committee meeting ended at 7:40 pm.

Respectfully submitted,

Eileen Dawson  
Recording Secretary