



Town of Northborough

Office of the Town Engineer
63 Main Street

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**Groundwater Advisory Committee
January 13, 2011
Conference Room C
7:00 p.m.**

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

Absent: Deidre O’Connor– Board of Health

Also Present: Fred Litchfield – Town Engineer; Eileen Dawson – Recording
Secretary; Mike Sullivan- Connorstone Engineering; Ian Gow – 38
Main Street; Kelly Whalen – Newfields; Mark Donahue – Fletcher,
Tilton & Wipple; Andrew Manning and Steve DeCoursey – Bohler
Engineering; and Marshall Gould – Gould and Ettenberg, PC.

Groundwater Advisory Committee members began the meeting at 7:05 pm.

7:05 p.m. To consider the request for a Special Permit to allow the lot at 38 Main Street to be subdivided and to build a duplex within Groundwater Area 3.

Applicant: Ian Gow
Representative: Marshall A. Gould, Attorney

Mr. Gould, representing attorney for applicant, explained the plans for 2 lots keeping the existing house and building a duplex on each lot. Mr. Gould explained there is frontage on Main Street and frontage on School Street (currently applying for a variance with the ZBA to have less than 50’ frontage). Mr. Gould explained that the fire chief is all right with the currently driveway on Main Street, but would like a separate driveway for the lot that would have School Street frontage.

Mr. Gould explained the issue with the lot being in GW3 area and need for a variance. Mr. Sullivan, Connorstone engineer, explained the plan to build a 30’ x 80’ duplex, (each unit being 1,200 square feet with 3 bedrooms each), roof run off and infiltration, town sewer (220 gallons per 1,000 square feet allowed in bylaw), level grade for driveway (would need variance from ZBA) gas heat, sheds removed (outhouse type structures), and large shed would remain on the property. Mr. Sullivan agreed to get the calculations for impervious cover (maximum 15% increased allowed) and recharge

calculations to Mr. Litchfield. Mr. Litchfield agreed to discuss the calculations with the town's building inspector, Bill Farnsworth.

Groundwater Advisory members discussed asked questions about driveway runoff concerns into abutting properties (Mr. Sullivan commented that no issues with runoff exist).

Mr. Litchfield explained that Mr. Tracy, abutter on School Street, expressed opposition to a driveway being built on School Street. Groundwater Advisory members, Mr. Litchfield, and Mr. Sullivan discussed the parking issues that occur on School Street due to the historical society and funeral related events that occur on Main Street. Mr. Litchfield suggested that the applicant reach out and discuss traffic concerns of a driveway with Mr. Tracy.

Groundwater Advisory Board members unanimously agreed: “To recommend that the ZBA grant a special permit to Ian Gow for property located at 38 Main Street to build a subdivided lot to build a duplex in GW3 with the contingency on the town engineer’s review and approval of the impervious cover and drainage calculations.”

7:40 pm To consider the request for a Special Permit to allow a building expansion in the Business East Zoning District within Groundwater Area 2 & 3 for 184 and 200 Otis Street.

Applicant: Wal-Mart Stores, East LP
Representative: Matt Smith, Bohler Engineering

Mark Donahue - Attorney representing Wal-Mart, Steve DeCoursey – Bohler Engineering, and Andrew Manning – Bohler Engineering explained the plans for Wal-Mart’s expansion project. The plans included: a full renovation over 12 months, expansion of the existing building to the east and north, expansion of parking on the east side, expansion of parking on the southern side, 4.5 parking spaces per 1,000 square feet of building area, installation of a waste water treatment plant, expansion of current detention basin, roof runoff, and need for special permit for GW2 and GW3 areas for basin expansion. Mr. Whalen, representative from Newfields, answered questions about the wastewater treatment process of cleaning and disinfecting water within the wastewater treatment plant. Committee members asked questions about stormwater quality. Mr. DeCoursey explained that a comprehensive Operations and Maintenance Plan would be provided for the stormwater quality and treatment. Mr. Litchfield and Mr. Whalen discussed the septic system, wastewater treatment, and leach fields. Mr. Whalen explained that an open sand bed would be the preferred field.

Mr. Litchfield explained to the Groundwater members that the impervious cover is outside of the requested area for a special permit.

Groundwater Advisory Board members unanimously agreed: “To recommend that the ZBA grant a special permit to Wal-Mart Stores, East LP for property located at 184 and 200 Otis Street for building expansion plans in the Business East Zoning District within Groundwater Areas 2 & 3 with the special conditions that an as built plan is submitted and the Operations and Maintenance Plan includes annual reporting to the town.”

Old/New Business -

- Discuss next meeting date tentatively February 15, 2011 if necessary. Mr. Litchfield explained that a recent application has been submitted. Groundwater Advisory Committee members agreed to meet on February 15, 2011.

Review and Approve minutes of August 10, 2010 –

Groundwater members discussed and had no changes.

Ms. Guldner motioned, Ms. Rutan seconded, and it was unanimously voted, “To approve the minutes of August 10, 2010.”

Adjourn

Groundwater members agreed to end the meeting at 8:25 pm.

Respectfully submitted,

Eileen Dawson
Recording Secretary