



Town of Northborough

Office of the Town Engineer

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Groundwater Advisory Committee

July 19, 2011

Conference Room B

7:00 p.m.

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

Absent: Deidre O’Connor – Board of Health

Also Present: Fred Litchfield – Town Engineer; Dick Dixon – Dixon Corporation; Diana Reiman – Peterson Oil; Philip Leader – Leader Law; and Vito Colonna – Connorstone Engineering

Groundwater Advisory Committee members began discussion at 7:00 pm.

7:00 pm To consider the request for a Special Permit for property at 23 Belmont Street to extend a non-conforming use under sections 7-07-010 D (3) (b) [1] and 7-07-010 D (3) (c) [1]. The applicant proposes to raze the existing kiosk building and replace it with a new 30’ x 15’ building and to replace the three existing 8,000 gallon underground tanks with 3 new 20,000 gallon underground tanks within Groundwater Areas 2 & 3.

Applicant: Peterson’s Oil Service, Inc.

Representative: T. Phillip Leader, Attorney and Dixon, Inc. Contractor.

Mr. Leader and Mr. Dixon explained the details of the plans including: details of the underground tanks, details of the safety plans having tanks within Groundwater 2 and 3, pumping and flushing process of existing tanks and lines, and reasons for recommending three new 8,000 gallon tanks.

Groundwater Advisory members asked about possible contaminated soils; Mr. Dixon explained that the soil would be tested and cleaned up if necessary.

Groundwater members asked about the safety devices to prevent tank leaks into the Groundwater; Mr. Leader and Mr. Dixon explained the safeguards and state requirements.

Mr. Litchfield and Mr. Dixon discussed the site plan today and a need for the full set of civil drawings and full set of pump and tank drawings. Groundwater Advisory members, Mr. Litchfield, and Mr. Dixon discussed the need for drainage plans, desire for roof top recharge plans, and other improvements that

could be put into a letter to the ZBA. Mr. Litchfield and Mr. Dixon agreed to talk on Wednesday to formulate a letter with details to submit to the ZBA.

Groundwater Advisory members and Mr. Litchfield discussed and agreed that a letter to the ZBA recommending approval of Peterson's Oil Services be drafted and submitted allowing a special permit for construction of a replacement building and installation of three new underground tanks in the GW3 area contingent on Mr. Litchfield's review and approval of the plans.

Groundwater Advisory members unanimously agreed, "To recommend that the ZBA grant a special permit to Peterson's Oil Service, Inc. for property located at 23 Belmont Street to allow construction of new building and replacement of three underground storage tanks contingent on the Town Engineer's approval of plans to be submit to the building inspector."

Mr. Litchfield agreed to send a letter to the ZBA recommending the special permit on behalf of the Groundwater Advisory Committee.

8:00 pm To consider the request for a Special Permit for property at 269-273 West Main Street under section 7-07-010 D (3) (c) [3] and 7-07-010 D (3) (c) [6] for the demolition of the existing dwellings and construction of four mixed-use buildings containing business use on the first floor and residential apartments above within Groundwater Area 3.

Applicant: Kendall Homes, Inc.
Representative: Connorstone Engineering, Inc.

Mr. Colonna, Connorstone representative, explained the details of the plans for construction including: business use, residential use, gas and town utilities, catch basin and drainage system details, increase in water recharge, no hazardous waste, and test pits indicated mostly gravel and sand. Mr. Litchfield explained the desire to review the pit testing and to make improvement to the Operations and Maintenance Plans.

Mr. Litchfield commented on the Conservation Commission's request to pull the building out of the 30' no structure. Mr. Colonna explained the changes to the sidewalk, attempts to move the building (interferes with parking requirements of 60 spaces), abutter feedback, and benefits that abutters would receive (sidewalk access).

Groundwater Advisory members and Mr. Litchfield explained concerns with tenants that would occupy the buildings and the restrictions (no hazardous materials could be sold or stored due to property being in a groundwater district). Mr. Colonna commented that he did not know what types of business' would be interested in renting the buildings (possible retail or office companies). Mr. Litchfield discussed the drainage system improvements proposed, concerns with bylaw requirements, the layout of the buildings could

be better (i.e. more attractive with parking in the back), and recharge areas are in place.

Mr. Litchfield agreed to meet with the building inspector and planning department to review the plans and drainage proposals. Mr. Litchfield and Groundwater Advisory members agreed that the letter to the ZBA needs to include that hazardous materials would not be allowed in the groundwater areas. Mr. Litchfield agreed to have the industrial use language related to groundwater areas and no hazardous materials be incorporated in any approved plans.

Groundwater Advisory members agreed unanimously, “To recommend that the ZBA grant a special permit to Kendal Homes, Inc. for construction of four mixed-use buildings containing business and residential use within Groundwater 3 area with the contingency that the no hazardous materials be stored or used by occupants/businesses in the buildings.”

Old/New Business

- Discuss next meeting date tentatively August 9, 2011 if necessary. Groundwater Advisory members agreed to meet if needed.
- Review and Approve minutes of June 14, 2011
Members discussed the minutes and had no corrections.

Ms. Guldner motioned, Mr. Pember seconded, and it was unanimously voted, “To approve the June 14, 2011 minutes.”

- Impervious Pavement – Ms. Guldner asked questions about this type of pavement. Mr. Litchfield commented on the pros and cons of impervious pavement particularly the change of seasons (freezing and thawing) in New England, water being caught under the pavement, and issues with catching the large quantities of water effectively. Groundwater members asked about impervious sidewalks; Mr. Litchfield commented that it works well on sidewalks, but is quite costly.

Adjourn

Groundwater members agreed to end the meeting at 8:50 pm.

Respectfully submitted,

Eileen Dawson
Recording Secretary