



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

July 24, 2012

Conference Room B

7:00 p.m.

Present: George Pember – Planning Board; Diane Guldner – Conservation Commission; Leslie Rutan – Board of Selectmen, Deidre O’Connor – Board of Health, and Bryant Firmin – Water and Sewer Commission (arrived 7:35 pm)

Also Present: Fred Litchfield – Town Engineer; Eileen Dawson – Recording Secretary; and Attorney Mark Donahue- Fletcher Tilton, PC

Groundwater Advisory Committee members began discussion at 7:10 pm.

7:12 pm To consider the request for a Special Permit for property at 275 Boston Turnpike Road to extend a non-conforming use under sections 7-07-010 D (4) (a). The applicant proposes to convert the existing Indian Meadow Golf course to a college development baseball program consisting of four (4) separate baseball diamonds and the reuse of the existing facility operating as a function building which is located in Westborough all of which is located within Groundwater Areas 2.

Applicant: New England Baseball Enterprises, LLC
Representative: Mark Donahue, Attorney

Mr. Litchfield explained that a special permit would not be required under the Groundwater Advisory regulations because outdoor recreation is allowed in GW2 areas.

Attorney Mark Donahue was present to answer questions and concerns. Groundwater Advisory members asked about the players; Attorney Donahue commented that the proposed training facility and fields would be for 13-18 year old baseball players. Groundwater Advisory members asked questions including: pesticide storage (would be stored in the clubhouse), pesticide application (would be applied under specific manufacturers recommendations), debris cleanup (anticipate trash and removal to avoid debris in wetland resources), fencing proposed (GAC members asked that a path for animals be made to give them access to wetlands), and parking (all parking would be near the clubhouse on the Westborough portion of the property). Groundwater

Advisory members also discussed the following: turf on fields proposed, fencing for child safety near water areas, no parking lot expansion proposed (Ms. O'Connor commented that large buses and a large number of vehicles may enter the property and more parking may be needed; she made reference to the New England Sports Center and the large draw from distances to the facility).

Groundwater Advisory members and Attorney Donahue discussed the indoor batting cages proposed for use within the facility located in Westborough. Ms. O'Connor suggested that the ZBA be made aware and to request a list of MSDS (Material Safety Data Sheets) for materials to be stored and transported around the property such as fertilizers. Attorney Donahue explained the details of the 4' fence proposed, 8' outfield fence proposed, and 390' distance from field 3 to the closest fence near an abutting house.

Mr. Donahue explained the efforts to accommodate abutting residents by restricting light use for fields 1 and 2 until 8:00 pm, no lights proposed for field 3 and 4, and amplified sound proposed only on field 1 (sound should only be heard within the stands).

Groundwater Advisory members discussed and agreed that a Notice of Intent should be filed with the Conservation Commission (Mr. Litchfield explained that impervious cover calculations would be reviewed with the Conservation Commission), fences that allow spaces for animals to access wetlands be installed, fields 3 and 4 would not have lights- fields to be used during the day, no parking lot expansion proposed, MSDS sheets for pesticides should be kept on site and on any maintenance equipment, and no storage of chemicals should occur on Northborough property (Westborough maintenance facility would store materials). Groundwater Advisory members requested that dust on the infields be controlled with water not chemicals and debris cleanup (i.e. paper, cups, and rubbish) occur daily.

Mr. Litchfield explained that the ZBA would be meeting on August 6th and the Planning Board would be meeting on August 14th. Mr. Litchfield agreed to get a letter with the GAC's suggestions to the ZBA before their meeting.

Old/New Business

- Discuss next meeting date tentatively August 14, 2012 if necessary. Groundwater Advisory members agreed to meet if needed.
- Minutes of the Groundwater Advisory Committee from July 19, 2011
Members discussed the minutes and had no changes.

Ms. Rutan motioned, Ms. Guldner seconded, and it was voted 3, 0, and 1 with Ms. O'Connor abstaining, "To approve the minutes of July 19, 2011."

Adjourn

Groundwater members agreed to end the meeting at 8:45 pm.

Respectfully submitted,

Eileen Dawson
Recording Secretary