



Town of Northborough

Office of the Town Engineer

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Groundwater Advisory Committee

January 8, 2013

Conference Room B

7:00 p.m.

- Present:** George Pember – Planning Board (left at 7:07 pm); Diane Guldner – Conservation Commission; 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; Kevin Keiler – 31A Solomon Pond Road; J.M. Grenier – J.M. Grenier Associates; and Bob Gleeson – Island Builders, LLC.

Groundwater Advisory members began discussion at 7:03 pm.

Minutes of the Groundwater Advisory Committee from July 24, 2012

Members discussed the minutes and had no changes.

Ms. Guldner motioned, Mr. Pember seconded, and it was unanimously voted, “To approve the minutes of July 24, 2012.”

Mr. Pember recused himself at 7:07 pm due to his client relationships with the applicants for the special permits being requested.

- 7:07 pm To consider the special request for property at 31 A Solomon Pond Road, for a multi-family dwelling unit under section 7-07-010 D (3) (b) (2). The applicant proposes to convert the existing in-law apartment to a separate dwelling unit, which is located within Groundwater Areas 2.
Applicant: Kevin Keiler

Mr. Keiler, property owner, explained the plans to convert an in-law apartment into a separate dwelling unit. Mr. Keiler explained the issues with mortgage applications due to the in-law apartment. Mr. Keiler explained that the utilities including heat, sewer, and water are separate already. Mr. Firmin asked about parking and condominium requirements; Mr. Keiler explained that a parking space already exists for the in-law apartment. Mr. Litchfield explained that any impervious cover changes need to be reported to the building department.

Groundwater members discussed the special permit request and had no objections; Mr. Litchfield commented that he would draft a letter recommending the ZBA approve the special permit.

Ms. Guldner motioned, Mr. Firmin seconded, and it was unanimously voted, “To recommend that the ZBA grant a special permit to Kevin Keiler for 31A Solomon Pond Road.”

7:14 pm To consider the request for a Special Permit for property at 15 Pinehaven Road, for Two Family residential development under section 7-07-010 D (3) © (6). The applicant proposes to construct two Duplexes on two separate lots which are both located within Groundwater Area 3.

Applicant: Pamjam Realty, LLC
Representative: J.M. Grenier, Engineer

Mr. Grenier, representative from J.M. Grenier Associates, explained the plan details including: removal of the existing house, the plans to build 2 duplexes, installation of propane or national gas. Mr. Grenier explained that a small corner of property is located in GW3 area, the driveway in GW3 area, and there is an existing septic system; Mr. Grenier explained that the applicant would tie into town water and sewer.

Groundwater Advisory members asked about impervious cover and recharge. Mr. Grenier explained that the clean roof runoff would be used for recharge, impervious cover is now 23% and there is a need for 15% more recharge. The project proposal meets the zoning and yard setbacks required in the town’s bylaws. Mr. Litchfield suggested storm water infiltration could be separate for each unit. Mr. Gleeson commented that the units would function independently, would not fall under a condo association, and the snow removal would be the responsibility for each unit owner.

Mr. Litchfield asked about permeability test/percs, explained that the as-built plans must be comprehensive, and an Earthwork Board permit would be needed for more than 3 units.

Groundwater Advisory members agreed to recommend that the ZBA grant a variance. Mr. Litchfield agreed to draft a letter.

Mr. Guldner motioned, Mr. Firmin seconded, and it was unanimously voted, “To recommend that the ZBA grant a variance and issue a special permit to Pamjam Realty, LLC for 15 Pinehaven Road.”

Old/New Business

- Discuss next meeting date tentatively February 12, 2013 if necessary. Groundwater Advisory members agreed to meet if needed.

Adjourn

Groundwater members agreed to end the meeting at 8:00 pm.

Respectfully submitted,

Eileen Dawson
Recording Secretary