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Town of Northborough

Office of the Town Engineer

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Groundwater Advisory Committee

February 19, 2013

Conference Room B

7:00 p.m.

Present: George Pember – Planning Board (left at 7:43 pm); Diane Guldner – Conservation Commission; Leslie Rutan – Board of Selectmen, and Bryant Firmin – Water and Sewer Commission

Absent: Deidre O’Connor– Board of Health

Also Present: Fred Litchfield – Town Engineer; Eileen Dawson – Recording Secretary; Attorney Christopher Novak and Joanne Lupa – National Grid; Kris Thebado – National Grid; Nancy Marshall – Ransom Consulting; Vito Colonna – Connorstone Engineering; and John MShooshian – 22 Buckhill Road.

Groundwater Advisory members began discussion at 7:12 p.m.

7:13 p.m. To consider the request for a Special Permit for property at 55 Bearfoot Road for the storage and use of several aboveground diesel fuel tanks under section 7-07-010 D (3) (b) (1). The applicant proposes to increase a pre-existing nonconforming use by installing additional above storage fuel tanks, which are located within Groundwater Area 2.

Applicant: National Grid
Representative: Christopher Novak, Attorney

Mr. Novak, Attorney for National Grid, gave a history on the property including: prior use by Raytheon Corporation, safety measures proposed, property boundaries, oil handling protocols, testing procedures, and diesel fuel tanks replaced. Ms. Thebado, representative from National Grid, and Ms. Marshall, representative from Ransom Consulting, explained the housing of fuel including: inner primary tank, secondary containment outside tank, and then the concrete base with crushed stone around the base.

Groundwater members asked questions about possible leaks and preventative measures. Ms. Lupa and Mr. Thebado, representatives from National Grid, explained the annual training that employees receive, weekly inspections, rupture alarm system, and emergency notification. Mr. Thebado explained the process of alarms and immediate notification to several National Grid employees of any leak or release of fuel from the inner tank to the secondary tank (capacity is 110% of the inner tank).

Mr. Pember motioned, Ms. Rutan seconded, and it was unanimously voted, “To recommend that the ZBA grant a special permit to National Grid for property located at 55 Bearfoot Road.”

Mr. Pember recused himself at 7:43 pm due to his client relationship related to 89 South Street.

7:44 p.m. To consider the request for a Special Permit for property at 89 South Street for a Two Family residential development under section 7-07-010 D (3) (c) (6). The applicant proposes to construct a Duplex on a lot which is partially located within Groundwater Area 3.

Applicant: John Mshooshian, Raven Homes, Inc..
Representative: George E. Pember, Attorney

Mr. Colonna, representative from Connorstone Engineering, explained the plans including: removing the existing house, building 2 duplexes, analysis of impervious cover, proposed recharge, and lot 1 being in GW3 area. Mr. Colonna commented on the soil testing, proposed natural gas for heat source, proposed town water and sewer, Operations and Maintenance Plan, and as built plan.

Groundwater Advisory members asked about snow removal. Mr. Litchfield explained the preference of having snow stored away from the groundwater area. Mr. Litchfield suggested changing the driveway plans to make less curb cuts on South Street for safety reasons.

Ms. Guldner motioned, Ms. Rutan seconded, and it was unanimously voted, "To recommend that the ZBA grant a special permit to John Mshooshian of Raven Homes, Inc. for property located at 89 South Street."

Mr. Litchfield informed the applicant that an Earthwork Board permit would need to be filed for this project because there are more than 3 units proposed.

Old/New Business

- Discuss next meeting date tentatively March 12, 2013 if necessary. Member discussed and agreed to meet if needed.
- Review and Approve minutes of January 8, 2013
Members discussed the minutes and had no changes

Ms. Guldner motioned, Mr. Firmin seconded, and it was unanimously voted, "To approve the minutes of January 8, 2013."

Adjourn

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

Respectfully submitted,

Eileen Dawson
Recording Secretary