



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

May 6, 2013

Conference Room B

7:00 p.m.

Present: George Pember – Planning Board; 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; Luke DiStefano – Bohler Engineering

Groundwater Advisory members began discussion at 7:05 p.m.

7:08 p.m. To consider the request of Cumberland Farms, Inc. for a Special Permit for the property at 15 Main Street. The application is for the removal of the existing gas and service station and the construction of a new gas station and convenience store under section 7-07-010 D (3) (c) (1). The applicant proposes to increase the pre-existing nonconforming use by increasing the total volume of the underground fuel storage tanks from 33,000 gallons to 40,000 gallons within Groundwater Area 3. The existing 2,250 s.f. service station will be removed and replaced with a 3,997 s.f. convenience store.

Applicant: Paul Wilson, Cumberland Farms, Inc.

Representative: Stephen DeCoursey, P.E. Bohler Engineering

Mr. DiStefano, representative from Bohler Engineering, explained the plans including: demolition of existing building, Currently : 2340 square foot building, 4 pumps, 8 vehicle max at the pumps, and 3 storage tanks with 32,000 gallon capacity; propose reconfiguring fuel dispensing to 3 pumps, 6 vehicle max capacity at pumps, 2 double walled fiberglass storage tanks with 40,000 gallon capacity, entrance only on corner of Hudson Street, curb cuts, Main Street curb cut, less green space on site, but improved storm water system, catch basin improvements, GW3 area, tanks would have sensors and alarms in recharge areas, plans meet Federal and State regulations, and 24 hours/day operation and monitoring. Groundwater members asked questions about training staff, safety measures, snow removal (take most snow off site, small storage area in back), visibility into site with proposed trees (Mr. DiStephano explained that visibility exists well, trees are 10 feet away from road), no sprinklers (7,500 square feet buildings require).

Mr. Litchfield asked questions about drainage and soils, soil testing not done, groundwater data, perc testing and demolition of the building, 110% containment in storage tanks. Mr. DiStefano explained that perc testing could be done after the pavement and building have been demolished. Mr. DiStefano explained that the property would be on town water and sewer, irrigation plans would not be a system connected to the town water, old water system would be shut off, impervious cover calculation need to be done, and curb cuts not approved yet from MA Highway – had DOT meeting though. Mr. Litchfield expressed interest in having a right turn only exiting property (curb cut closest to Blake Street) onto Route 20 for traffic reasons; Mr. Litchfield commented that he would call DOT to discuss. Mr. Litchfield asked about a training manual for staff, Operations and Maintenance Plan for annual inspections/reports required, and timeframe questions (applicant looking to start within a couple months of approvals and completed 100 days from start to finish). Mr. DiStefano commented that the site would be in operation 24 hr/days.

Ms. Rutan motioned, Ms. Guldner seconded, and it was unanimously voted, “To recommend approval to the Zoning Board of Appeals a special permit for Cumberland Farms, Inc. for property at 15 Main Street.”

Old/New Business

Discuss next meeting date tentatively June 11, 2013; members discussed and agreed to meet. Mr. Litchfield commented on the two new filings and the June 25th ZBA meeting planned.

Review and Approve minutes of February 19, 2013 - Members discussed the minutes.

Mr. Pember motioned, Ms. Guldner seconded, and it was unanimously voted, “To approve the minutes of February 19, 2013.”

Groundwater Advisory members discussed the downtown traffic flow, signs, and July 1st completion date, (pavement and striping needed).

Adjourn

Groundwater members agreed to end the meeting at 8:35 p.m.

Respectfully submitted,

Eileen Dawson
Recording Secretary