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Town of Northborough

Office of the Town Engineer

63 Main Street

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Groundwater Advisory Committee

June 11, 2013

Conference Room B

7:00 p.m.

Present: George Pember – Planning Board and Diane Guldner –Conservation Commission

Absent: Deidre O’Connor– Board of Health; Leslie Rutan – Board of Selectmen; and Bryant Firmin –Water and Sewer Commission

Also Present: Fred Litchfield – Town Engineer; Eileen Dawson – Recording Secretary; Bill Depietri – 318 Main Street; Todd Brodeur – 64 Colonial Drive, Shrewsbury; Vito Colonna – Connerstone Engineering; Jim Dunlap – J & R Sales and Service; Andrew Wolthers – Littlejohn Engineering; Tom Lowe – Lowe’s Variety and Meat Shop, Inc.; Robert McEvoy – 410 Forest Street, Marlborough; James Tetreault – Thompson-Liston Associates; and Jim Vogel – 600 West Main Street.

Groundwater Advisory members began discussion at 7:15 p.m.

7:16 p.m. To consider the request of 318 Post Road Corporation for a Variance for the property at 318 Main Street which is located within Groundwater Area 3. The application is for the expansion of an existing 75 seat restaurant to a 100 seat restaurant which requires a variance from section 7-07-010(D)(3)(c)[3] so as to allow onsite sewage disposal in an amount greater than 220 gallons per 10,000s.f. of lot area and less than or equal to 330 gallons per 10,000 s.f. of lot area. The applicant proposes to reduce the amount of nitrogen released from the septic system prior to discharge to the groundwater.

Applicant: 318 Post Road Corporation
Representative: Mark L. Donahue, Esquire

Vito Colonna, representative of Connorstone Engineering, explained plans to increase seating to 200 seats in restaurant which would require changes to the sewage disposal including: adding larger pump chamber and adding secondary treatment unit (reduce nitrogen levels) called a FAST unit. Groundwater Advisory members and Mr. Litchfield asked about alarms, quarterly inspections, process of de-nitrification, testing, and notice given to Board of Health for issues.

Groundwater Advisory members agreed to meet on July 9th and gather feedback from Bryant Firmin regarding the septic unit being proposed.

8:02 p.m. To consider the request of Abu Construction for a Special Permit for the property at 9 Monroe Street. The application is for the construction of a 5,700 s.f. commercial use building including

paved parking spaces, access drives, drainage, utilities and landscaping which requires a Special Permit in accordance with section 7-07-010(D)(3)(c)[3].

Applicant: Tony Abu, Abu Construction
Representative: Connorstone Engineering, Inc.

Mr. Pember recused himself for this public hearing due to conflict of interest.

Mr. Colonna, Connorstone Engineering, explained the 22,000 square feet, GW3 area, downtown business district, removal of existing house, 5,700 square feet parking in front 12' service connect to town sewer, slab building, soil testing – sand and gravel, discharge 5,500 existing, 14,800 proposed, 11,800 infiltration system decrease runoff and increase in recharge. Mr. Litchfield suggested changing the drainage system due to the close proximity to the neighbor, Operations and Maintenance Plan, as built, sprinklers not required (building is less than 7,500 square feet, under the requirements), snow removal – would plow and remove as needed. Ms. Guldner asked about hazardous materials (none proposed at this time) and the need to come back to the ZBA and GAC if hazardous materials would be stored on-site.

Groundwater Advisory Committee (Ms. Guldner) recommended that Mr. Litchfield write a letter recommending that the Zoning Board of Appeals issues a special permit for Abu Construction for 9 Monroe Street.

8:28 p.m. To consider the request of Iron Mountain Information Management, Inc. for a Special Permit for the property at 175 Bearfoot Road. The application is for the construction of a 56,020 s.f. electronic data center facility in three phases under section 7-07-010 D (3) (c) [4] and 7-07-010 D (3) (c) [5].

Applicant: Andrew Wolthers, Littlejohn Engineering Associates
Representative: Tom Scott, Scott-Griffin Architects, Ltd.

Mr. Wolthers, representative from Littlejohn Engineering, explained the plans including: industrial use, diesel storage tanks, generators, 32'x22' pad, 15' curb, double wall containment tank, capacity 4,000 gallon tank with concrete containment (has 1 ½ times storage capacity), alarm and notification system, drainage report, fencing in rear of property. Mr. Litchfield explained that the building inspector will probably require ambient noise for the facility and the Operations & Maintenance Plan drainage system would be for the whole site on an annual basis.

Groundwater Advisory members recommended that Mr. Litchfield write a letter recommending that the Zoning Board of Appeals issue a special permit for Iron Mountain Information Management, Inc. for property at 175 Bearfoot Road.

8:50 p.m. To consider the request of Northborough Commons, LLC. for a Special Permit for the property at 61-65 West Main Street located within Groundwater Area 3 . The application is for the construction of two (2) buildings totaling 30,800 s.f. for a proposed horizontal mixed use development, consisting of a single story building for retail use on the first floor and a 2-story building with retail use on the first floor and multi-family residential use on the second floor which requires a Special Permit in accordance with section 7-07-010(D)(3)(c)[6].

Applicant: Northborough Commons, LLC..
Representative: Paul Ayoub, Esquire

James Tetreault, representative from Thompson-Liston Associates, explained the soil testing result, light groundwater, 8,800 square foot retail building proposed, retail/apartments 22,000 square foot building, drainage in ground detention areas, and slab foundation proposed. Mr. Vogel, applicant, asked about tenants (none at this time in agreement) that may have hazardous materials and the requirements; Groundwater Advisory members explained that Mr. Vogel would need to come before the GAC and ZBA again if hazardous materials would be proposed on the site. Mr. Tetreault explained the areas that snow would be piled and that the plans are to build 1 bedroom apartments above the retail space.

Groundwater Advisory members asked Mr. Litchfield to write a letter recommending that the Zoning Board of Appeals issue a special permit for Northborough Commons, LLC for 61-65 West Main Street.

9:20 p.m. To consider the request of Lowe's Variety and Meat Shop, Inc. for a Special Permit for the property at 243-265 West Main Street. The application is for the installation of a diesel powered emergency generator within Groundwater Area 3 which requires a Special Permit in accordance with section 7-07-010(D)(3)(c)[5].

Applicant: Lowe's Variety and Meat Shop, Inc.
Representative: Thomas J. Lowe

Mr. McEvoy, representative for Lowe's Variety and Meat Shop, explained the details of the proposed generator including: double wall 189 gallon tank, rupture basin with 110% capacity, leak detection system at the generator, alarm system. Groundwater Advisory Committee members discussed the rupture basin with curbing to contain emergency leaks.

Groundwater Advisory members asked Mr. Litchfield to write a letter recommending that the Zoning Board of Appeals issue a special permit for Lowe's Variety and Meat Shop for 253-265 West Main Street.

Old/New Business

Discuss next meeting date tentatively July 9, 2013. Members discussed and agreed to meet.

Review and Approve minutes of May 6, 2013

Mr. Pember motioned, Ms. Guldner seconded, and it was unanimously voted, "To approve the minutes of May 6, 2013."

Adjourn

Groundwater members agreed to end the meeting at 9:40 p.m.

Respectfully submitted,

Eileen Dawson
Recording Secretary