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Town of Northborough

Office of the Town Engineer

63 Main Street

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Groundwater Advisory Committee

November 12, 2013

Conference Room B

7:00 p.m.

Present: Diane Guldner –Conservation Commission; Bill Pantazis - Board of Selectmen; Bryant Firmin –Water and Sewer Commission, and George Pember – Planning Board (arrived 7:10 pm)

Absent: Deidre O’Connor– Board of Health

Also Present: Fred Litchfield – Town Engineer; Eileen Dawson-Recording Secretary; Mark Simmons-Genzyme; Lisa Hartman – Genzyme; Susanne Russell-Northborough Canine Rehab; Tim Shay – 214 Green Street; Nick Muskopf – 80 Main Street; Sean Durkin – 20 Maple Street; Frank DeFalco – 35 West Main Street.

Groundwater Advisory members began discussion at 7:04 p.m.

Review Minutes of Groundwater Advisory Meeting on October 21, 2013

Groundwater Advisory members discussed.

Ms. Guldner motioned, Mr. Pantazis seconded, and it was unanimously voted, “To approve the minutes of October 21, 2013.”

7:05 p.m. To consider the request for a Special Permit for the property at 35 West Main Street which is located within groundwater protection area.
The application seeks to construct a new service bay which is to be attached to the existing structure that is now in a non-conforming zone. This will require a special permit (reference 7-08-020 part B) and also a special permit in groundwater protection overlay district reference 7-07-010 part D(3)area(c) [1].

Applicant: Ammar Alzاهر, Top Energy Auto Service, Inc.
Representative: Frank D. DeFalco

Mr. Falco, representative for applicant, explained the plans for a new service bay proposed (32’ long and 14’ wide) that would be constructed on existing paved area with no storage of chemicals/oils, no lift or compressor is proposed, and the bay would be used mostly for inspections. Mr. Litchfield and Groundwater Advisory members discussed and suggested a plan for recharge from roof runoff to a dry well and asked the applicant to submit the square footage calculations of impervious area.

Groundwater members agreed to have Mr. Litchfield, Town Engineer, write a letter recommending that the Zoning Board of Appeals issues a special permit for 35 West Main Street with the conditions that a plan for roof recharge and impervious calculations are submitted and approved.

7:18 pm To consider the request for a Special Permit for the property at 261 Main Street which is located within groundwater protection area.

The applicant seeks to build a canine hydrotherapy and rehabilitation center which would require a special permit (reference 7-03-050A(2)) and 7-09-020 and Special permit under Chapter 7-07-010D(4)(a).

Applicant: R.J.S. Trust
Representative: Susanne Russell

Suzanne Russell, representative for the applicant, explained the proposed plans for a canine hydrotherapy and rehab center. Groundwater members discussed the existing use and facility expansion for an outside dog fitness area, disposal of dog waste, and that all chlorine tablets shall be stored in 5 gallon buckets. Mr. Litchfield asked for the weight of the 5 gallon bucket – Ms. Russell agreed to send details to Mr. Litchfield. Mr. Litchfield and Groundwater Advisory members discussed the need for a flame proof cabinet to contain the chlorine. Mr. Litchfield commented that the AR Realty Trust has an outstanding Order of Conditions with the Conservation Commission. Mr. Litchfield commented that he would talk with the Board of Health regarding the septic system and emptying the rehab pool water (twice a year).

Groundwater members agreed to have Mr. Litchfield, Town Engineer, write a letter recommending that the Zoning Board of Appeals issue a special permit for 261 Main Street with the condition that a flame proof cabinet be installed to store the chlorine tablet.

7:31 pm To consider the request for a Special Permit for the property at 338A Main Street which is located within groundwater protection area.

The applicant seeks to add a stall (20'x30') to the attached garage. The existing use is for used-car sales which is a pre-existing non-conforming use. The applicant is applying for a special permit as per section 7-08-020A(1) and for a special permit as per 7-07-010D.(3)(C)[1].

Applicant: 338 Main Realty Trust
Representative: Tim Shay

Tim Shay, representative for applicant, explained proposed plans to add a garage for cars that have been cleaned and ready for sale. Groundwater Advisory members discussed that no oils or detailing could be done in the proposed area. Groundwater members discussed plans to collect roof run-off. Mr. Litchfield asked for an Operations and Maintenance Plan.

Groundwater members agreed to have Mr. Litchfield, Town Engineer, write a letter recommending that the Zoning Board of Appeals issue a special permit for 338A Main Street with the standard conditions.

7:40 pm To consider the request of Genzyme Corporation for an amendment to a condition in the Special Permit in Case 87-15 for the property at 11 Forbes Road which is located within Groundwater Area 3.

The application seeks relief from the condition which reads “Only sand which is free of salt may be used on paved areas.”

Applicant: Genzyme Corporation

Representative: Mark Simmons and Lisa Hartman

Lisa Hartman, representative from Genzyme, discussed the difficulty with the lawn maintenance, surface testing/correlation of salt in pond, maintenance contracts, and limited snow/ice melting material allowed. Ms. Hartman explained the proposal of using Magic Salt or equivalent which has been EPA approved, is used at their Framingham site, and is environmentally friendly.

Also, there was a discussion of the stored chemicals (Magic Salt) as well as the 40,000 gallon underground safety tank (for chemicals and fire water) on the property; Mr. Litchfield asked for documentation regarding the chemical storage; Ms. Hartman commented on the permits issued by the town, building inspector, and DEP. Mr. Litchfield asked for more information about the approvals of these hazardous materials and the underground storage tank because the ZBA and Groundwater were not involved.

Groundwater members discussed the 1987 special permit and condition. Groundwater Advisory members asked for documentation related to Magic Salt and the chemical storage on the property. Mr. Simmons agreed to send information to Mr. Litchfield in the next day (Magic Salt or equivalent classifications, information about the underground storage tank, and information about the chemicals stored on-site). Groundwater Advisory members agreed to meet next week if possible.

Old/New Business:

Discuss next meeting date; Mr. Litchfield agreed to coordinate the next special meeting date for Genzyme. The next meeting after this is tentatively January 14, 2014.

Adjourn:

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

Respectfully submitted,

Eileen Dawson
Recording Secretary