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Town of Northborough

Office of the Town Engineer

63 Main Street

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Groundwater Advisory Committee

June 11, 2014

Conference Room B

7:00 p.m.

- Present:** Bryant Firmin –Water and Sewer Commission; Bill Pantazis - Board of Selectmen; and George Pember – Planning Board
- Absent:** Diane Guldner –Conservation Commission and Deidre O’Connor– Board of Health
- Also Present:** Fred Litchfield – Town Engineer; Carol Reddon, P.E., H.S. & T, Inc.; and John Grenier, P.E, J.M. Grenier and Associates.

Groundwater Advisory members began discussion at 7:00 p.m.

7:00 p.m. To consider the request of Paul Gallagher of 386 West Main Street, Northborough, Massachusetts for a Special Permit for the property at 16 Hudson Street which is located within Groundwater Area 3. The applicant seeks to construct a two family building at the above referenced location.

Applicant: Paul Gallagher
Representative: Carol A. Reddon, P.E., H. S. & T. Group, Inc.

Ms. Reddon, representative for the applicant, explained the plan for Hudson Street including: 2 family/2 story duplex, 3,000 square foot building, 2 bedroom units, downtown zoning district (need variance to construct a 2-family) and GW3 area – 20,000 square feet allowed, 54,079 square feet proposed (need variance), 4 parking spaces proposed, 3-foot wide walkway, and driveway run-off. The applicant is proposing more than a 15% impervious increase so they proposed recharge plans. Ms. Reddon explained that hay bales and silt fence are proposed for erosion control.

Mr. Litchfield explained the ZBA variance needed for the size of the area and the 2-family building proposed. Mr. Litchfield explained the volume of water, infiltration, run-off, and number of chambers needed. Mr. Litchfield and groundwater members discussed that the design point 2 must not exceed a 15% increase in net run-off volume. Mr. Litchfield asked questions about the berm and Operations and Maintenance plan needed.

The majority of Groundwater members agreed to recommend that the ZBA approve the special permit with the contingency that in considering the lot

coverage, run-off, and recharge calculations will not exceed the 15% increase in net run-off volume and the special permit to allow a 2-family building with the 5 conditions in the memo from Mr. Litchfield

7:45 p.m. To consider the request of Patricia Johnson of 246 School Street, Northborough, Massachusetts for a Special Permit for the property at 12 Mill Street which is located within Groundwater Area 3. The applicant seeks to construct a two family building at the above referenced location.

Applicant: Patricia Johnson
Representative: J.M. Grenier Associates, Inc.

Mr. Grenier, representative for the applicant, gave an update on plans including: raise existing house (built in 1850's, not historically deemed), desire to tie into town water (would have to add piping and pump flow upward), construct a 2-family with a central driveway, good soils – sandy, impervious coverage now 7% - plan to increase to 15%, collect roof run-off into infiltration chambers, riverfront area (went before Conservation Commission), flat grading with high point in back and flow toward Mill Street, and driveway over 100' from riverfront. Mr. Litchfield discussed that the septic loading shall not exceed 440 gallons per day for the whole building (only 2-bedrooms for each unit). Mr. Grenier commented that gas or propane is proposed for heating.

Mr. Grenier, Groundwater members, and Mr. Litchfield discussed the existing lot size, impervious calculations, and the need for an as-built plan.

Groundwater members agreed to recommend that the ZBA approve the special permit with the contingency that the impervious cover will not exceed the 15% increase and the septic loading will not exceed 440 gallons per day for the lot.

Old/New Business:

Discuss next meeting date for July 8th or 9th, 2014, if required. Members agreed to meet on July 8th if needed.

Review and Approve minutes of January 9, 2014:

Groundwater Advisory members discussed the minutes.

Groundwater member discussed and agreed to approve the minutes of January 9, 2014.

Adjourn:

Groundwater members agreed to end the meeting at 8:18 p.m.

Respectfully submitted,

Eileen Dawson
Recording Secretary