



Town of Northborough

Office of the Town Engineer

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Groundwater Advisory Committee

July 14, 2015

Conference Room B

7:30 p.m.

Present: Bryant Firmin –Water and Sewer Commission; Bill Pantazis - Board of Selectmen; George Pember – Planning Board and Diane Guldner – Conservation Commission; Deidre O’Connor– Board of Health

Also Present: Fred Litchfield – Town Engineer; Attorney Chris Swiniarski; Erik Vangsness, Waterman Design Associates.

Mr. Pantazis called the meeting to order at 7:35 P.M.

7:35 p.m. To consider the request of AR Realty Trust for a Special Permit for the property at 261 West Main Street which is being split into two lots which are located within Groundwater Area 2. The application seeks to contain the existing use within Lot 1C and to construct a two story vertical mixed use within Lot 1D, the currently undeveloped portion of the site.

Applicant: Joseph Rinaldi, AR Realty Trust

Representative: Erik C. Vangsness, Waterman Design Associates

Erik Vangsness explained the project is located at 261 Main Street which will be split into two lots with one common entrance at the existing location. Lot 1C building and parking will remain basically the same as it currently is with a new 7000 sf two story vertical mixed use building being proposed on Lot 1D. Some existing pavement on Town property will be removed and another small piece of pavement will be removed from Lot 1C to bring this lot into compliance with the impervious cover limits. Based on some comments from the Conservation Commission the applicant is proposing some additional berm not currently shown on the plans. The parking area will be shared by each of the two lots, each lot will meet the parking requirements for each building. A new septic system is proposed for the new building under the pavement and a subsurface drainage system proposed at the rear of the property built in accordance with Mass DEP Standards. The current drywell and leach pit for the existing building will be abandoned. A bioretention area and an infiltration area are also proposed in order to reduce the size of the subsurface area at the rear of the property.

Mr. Vangsness reviewed the letter from the Town Engineer and explained there is a sewer manhole to be abandoned once approved by the Board of Health. Ms. O'Connor asked if there would be a food establishment in the new building and Mr. Vangsness said not at this time as the applicant is seeking permitting with the intention of selling the lot. Mr. Vangsness indicated a Notice of Intent has been filed for the entire site and an Order of Conditions on the whole property is pending. An earthwork permit will be required prior to construction for each lot if the requirements met. Mr. Litchfield explained the two lots are created by the filing of an Approval Not Required plan with the Planning Board. Mr. Vangsness explained the information required for a special permit in Groundwater were not proposed and therefore they did not submit the types and quantities. Mr. Litchfield said the Committee could recommend approval with a condition stating there will be no storage of any toxic or hazardous materials and Mr. Vangsness said his client would agree to that condition. Mr. Litchfield explained the need for a curb cut permit or a letter indicating none is required from Mass DOT prior to getting a building permit. George Pember asked if a stormwater operation and maintenance plan would be required. Mr. Vangsness indicated an O & M plan was included in the application on page 15. Mr. Litchfield said the Committee will be recommending annual reports to the Town will be added as a condition. Ms. Guldner asked about the snow storage areas. Mr. Vangsness indicated where the snow would be stored on the plan. Ms. O'Connor said there should not be any snow storage within 50 feet of the existing irrigation well. Ms. Guldner asked how the building would be heated. Mr. Vangsness said the buildings would be heated by natural gas. Ms. Guldner asked about the Conservation Commission's request for additional berm to control stormwater. Mr. Vangsness said they have a plan into the Conservation agent for review.

The Committee agreed to recommend approval for this application to the Zoning Board of Appeals in accordance with conditions outlined in the letter from the Town Engineer in addition to a condition for annual reporting of the maintenance of the stormwater system and no snow storage near the existing irrigation well.

7:45 p.m. To consider the request of Verizon Wireless for a Special Permit for the property at 386 West Main Street which is located within Groundwater Area 2. The application seeks to construct a new wireless communication facility.

Applicant: Verizon Wireless
Representative: Christopher Swiniarski, Esq.

Mr. Swiniarski presented the plan for a telecommunications facility (WCF), specifically a 100 foot monopole proposed to look like a pine tree to be located at 386 West Main Street. Mr. Swiniarski said there will also be an equipment shelter (26'x12'). No hazardous materials of any kind but there will be back up power using natural gas. The equipment shelter will be on a concrete pad. Mr. Swiniarski said he had no issues with the Town Engineer's letter. Mr. Pember asked some description of the location of the WCF with respect to Carney Park and the parking for hikers and would it impact the parking. Mr. Swiniarski said their intention is not to eliminate any parking. Mr. Litchfield showed a GIS sketch of the parking area at Carney Park but the WCF is shown. Ms. Guldner asked if access to the WCF would be over the driveway to Carney Park and Mr. Swiniarski said the application does show access to the WCF over Mr. Gallagher's property only. Mr. Litchfield explained the Zoning Bylaw indicates the WCF is public facility and permitted by right if the site is designed to prevent contamination to the groundwater supply and Mr. Swiniarski will provide documentation verifying. Ms. O'Connor asked if there are any batteries stored within the equipment shed. Mr. Swiniarski said there are no batteries but there are units which store energy but they are completely sealed. Mr. Swiniarski said he has other information to be provided to the Planning Board and will be forwarding all the required information regarding toxic or hazardous material that might be contained within the equipment shed. Ms. Guldner asked how the building is constructed at this location. Mr. Swiniarski said the building is completely outfitted with all necessary equipment and then installed with a crane which is also how the monopole is installed. Mr. Litchfield asked how close the crane will need to be to the location of the monopole and how many trees may need to be removed. Mr. Swiniarski said he does not anticipate removing many trees but will not know for sure until the crane operator is on site and tells him what will need to be removed. Mr. Swiniarski agree to provide the Town Engineer with a list of any hazardous materials and the MSDS sheets for each in order to determine if any additional precautions would be required to protect the groundwater within the next month or so, unless the proposed use is determined to be a necessary public utility and therefore exempt.

Old/New Business:

The Committee agreed to meet on August 11, 2015, if required.

Review and Approve minutes of May 12, 2015:

There were no minutes for the Groundwater Advisory members to review.

Adjourn

Groundwater members agreed to end the meeting at 8:38 p.m.

Respectfully submitted,

Fred Litchfield
Town Engineer