



Town of Northborough

Office of the Town Engineer

63 Main Street

Northborough, Massachusetts 01532-1994
(508) 393-5015 Office (508) 393-6996 Fax

Goundwater Advisory Committee

February 10, 2015

Conference Room B

7:00 p.m.

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

Absent: Deidre O’Connor– Board of Health

Also Present: Fred Litchfield – Town Engineer; Attorney Jeff Leland; Vito Colonna, Connorstone Engineering; Suzanne Russell, Canine Hydrotherapy.

Mr. Pantazis called the meeting to order at 7:00 P.M.

The Groundwater Committee members discussed and agreed to approve the minutes of January 14, 2015 as submitted with Ms. Guldner abstaining.

7:05 p.m. To consider the continued request of Mali Realty I, LLC for a Special Permit for the property at 25 West Main Street which is located within Groundwater Area 3. The application seeks to expand a non-conforming use (commercial development on a lot with less than 20,000 s.f.).

Applicant: Mali Realty I, LLC
Representative: Connorstone Engineering

Mr. Pantazis asked the engineer from Connorstone, Vito Colonna, to update the Committee on the drainage which has been reviewed and approved by the Town Engineer. Mr. Litchfield explained the site does not have any grandfathering as the lot has been modified but does meet the requirements of the zoning bylaw. Attorney Leland presented the Committee with a draft letter to be signed by the applicant with a list of chemicals none of which is toxic.

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 and submission of a signed letter from the applicant with a list of chemicals and quantities of each.

7:20 p.m. To consider the continued request of Suzanne Russell for a Special Permit for the property at 276 West Main Street which is located within Groundwater Area 3. The application seeks to use a portion of the existing commercial building for a canine rehabilitation center.

Applicant: Suzanne Russell

Suzanne Russell and her associate AJ DeYoung presented responses to the Town Engineer's review memo regarding the layout of the office space. Ms. Russell indicated the animals would enter the building from the rear of the building. Ms. Russell indicated the use of this building would be canine rehabilitation of geriatric patients and their waste would be collected daily. The property owner will provide a parking summary to the Building Inspector prior to the issuance of an occupancy permit.

The Committee agreed to recommend approval for this application to the Zoning Board of Appeals in accordance with conditions outlined item in #2 in the letter from the Town Engineer and submission of a parking plan to the Building Inspector and a new impervious cover calculation sheet will also be provided to the Building Inspector.

7:40 p.m. To consider the request of Barry Rocha for a Special Permit for the property at 25R Bartlett Street which is located within Groundwater Area 3. The application seeks to use expand the number of cars stored on site from 58 to 80 for sale as used cars.

Applicant: Barry Rocha

Mr. Litchfield explained this business was given a variance/special permit 15 years ago with some requirements which were never completed. Mr. Litchfield also indicated Mr. Rocha called today to request his application be withdrawn.

The Committee agreed to allow Mr. Rocha to withdraw his application.

Adjourn:

Groundwater members agreed to end the meeting at 8:00 p.m.

Respectfully submitted,

Fred Litchfield
Town Engineer