



# Town of Northborough

Office of the Town Engineer

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## Groundwater Advisory Committee

September 15, 2015

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:** Deidre O’Connor– Board of Health and Diane Guldner –Conservation Commission
- Also Present:** Fred Litchfield – Town Engineer; Attorney Marshall Gould; Randy Waterman, Waterman Design Associates; Jeff Blair, U-Haul Company

Mr. Pantazis called the meeting to order at 7:20 P.M.

- 7:20 p.m.** To consider the request of U-Haul International, Inc. for a Use Variance for the property at 40 Bearfoot Road with a proposed use of the site for Self-storage, warehouse storage, retail sales equipment rental and storage of vehicles, boats and recreational vehicles which is located within Groundwater Area 2.

Applicant: David Pollock, U-Haul International, Inc./Amerco Real Estate  
Representative: Attorney Marshall Gould

Attorney Gould presented the application for the existing building previously used by Peterson Spring Company which is proposed to be used for retail sales of U-Haul products and to convert the building to a self-storage operation at 40 Bearfoot Road. Attorney Gould explained to the Committee he was there seeking their support for a variance the applicant is seeking from the Zoning Bylaw to allow retail sales in an Industrial Zone and a variance to allow a pylon type sign which would be visible from Interstate 290. Attorney Gould also explained that if the variance is granted to allow the applicant to utilize this site for a U-Haul business, the applicant would be returning to the ZBA and Groundwater Advisory Committee to obtain a Special Permit for site plan approval and to allow commercial business within a Groundwater Area 2, probably at the November meetings of the ZBA and Groundwater Advisory Committee.

Attorney Gould indicated the building has been vacant for several years and was previously industrially used to build springs and store raw materials within the building. Mr. Blair indicated they will submit a copy of the contract their customers are required to sign before renting a storage unit which outlines all prohibited items. Mr. Pember asked if he had a boat which was already shrink wrapped could he store it on site. Mr. Blair said he is not sure if that would be allowed in the future but at this time vehicle storage is not anticipated. Mr. Litchfield said he had no objection to this use variance provided all of the requirements in the Zoning Bylaw pertaining to Groundwater are adhered to.

*The Committee agreed to recommend approval for this application to the Zoning Board of Appeals provided all requirements of the Zoning Bylaw with respect to Groundwater are to be met.*

**Old/New Business:**

Members agreed to meet on October 13<sup>th</sup> or November 10<sup>th</sup>, if required.

Review and Approve minutes of May 12<sup>th</sup> and July 14<sup>th</sup> 2015:

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

**Adjourn:**

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

Respectfully submitted,

Fred Litchfield  
Town Engineer