



Town of Northborough

Office of the Town Engineer

63 Main Street

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

Groundwater Advisory Committee

September 13, 2016

Conference Room B

7:00 p.m.

Present: Bill Pantazis (Board of Selectmen); Bryant Firmin (Water and Sewer Commission); George Pember (Planning Board); Diane Guldner (Conservation Commission); Tina Hill (Board of Health)

Absent:

Also Present: Fred Litchfield – Town Engineer; Mike Scott – Waterman Design Associates; Jeffrey Vaine – U-Haul International, Inc. and Lando Bates

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

Mr. Litchfield introduced the newest member Tina Hill to the Committee. Ms. Hill is the Board of Health's representative replacing Deirdre O'Connor.

7:00 p.m. (Continued) To consider the request of U-Haul International, Inc. for a Special Permit in accordance with section 7-07-010 D.(3)(b)[5] 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.
Representative: Waterman Design Associates

Mike Scott introduced himself and Jeff Vaine from U-Haul and presented the plan for the reuse of the building at 40 Bearfoot Road for a self-storage facility. Their plan is to rehab the interior of the existing building and to remove approx. 15,000 s.f. of pavement and to add a new 2500 sf building at the rear of the property for containerized storage, similar to pods. Mr. Vaine indicated U-Haul has two parts to their business, a small part of their business is providing containers to their customers for storing items during a move and the main part of their business is self-storage. They will also be installing a vertical propane tank with a canopy on the site.

Mr. Scott indicated they had met with staff and the Conservation Commission over the summer and as a result of those meetings they have revised the drainage analysis and also confirmed the roof drains are in fact not connected to the sanitary sewer line. The stormwater calculations have been revised to meet today's standards and have installed a curb along the low edge of the parking area and the existing catchbasins will be relocated

and have water quality inlets installed prior to discharge to the detention area. The revised calculations do not account for any recharge due to the high groundwater.

Mr. Scott referenced the letter from the Town Engineer regarding this project and agreed to submit an impervious cover calculation sheet with updated amounts to be kept on file with the Building Inspector. Mr. Vaine agreed to submit the agreement each renter is required to sign for review and approval and to amend the Stormwater Operation and Maintenance Plan to include an annual notification to the Town of the inspections and an annual report summarizing the work done.

The Committee agreed to recommend approval of this application with the remaining conditions in the Town Engineer's letter.

7:25 p.m.

(Continued) To consider the request of Lando Bates for a Variance to allow the creation of a single family lot with less than 80,000 sf of lot area as required per the Zoning Bylaw 7-07-010 D. (1) [7] at 313 Brigham Street which is located within Groundwater Area 1.

Applicant: Lando Bates

Mr. Pember recused himself and was not present during the discussion regarding 313 Brigham Street.

Lando Bates introduced a family friend, a Professional Engineer with water treatment experience. Mr. Bates said he was presenting his plan to request a variance to the Groundwater Overlay Area 1 to create two lots, a conforming lot with the required 80,000 sf and a non-conforming lot with approximately 56,000.

Mr. Bates indicated he was back here to request the Committee make some recommendations to the ZBA which would allow them to grant the variance with some conditions to protect the groundwater as the approval by the Planning Board did not gain him any benefit.

Mr. Litchfield said the Committee needs to make a recommendation to the ZBA as to whether the variance should be granted or not. Mr. Bates disagreed with that statement and asked the Committee to discuss the conditions necessary for the granting of the variance. The Committee discussed the actual wording in the Zoning Bylaw and noted it did not reference any criteria relative to nitrogen loading but rather just lot size and the volume of runoff or impervious cover. Ms. Bakstran said as a member of the ZBA she thought the discussion was intended to be about conditions for approving or reasons why the variance could not be granted. Ms. Bakstran also asked if the number of bedrooms was a factor. Mr. Litchfield read the section of the bylaw pertaining to this request and noted it did not reference nitrogen loading, phosphorous or the number of bedrooms although those are all concerns for impact to the groundwater. Mr. Bates also noted the town well across Brigham Street was not in service and has no certain date to be put back in service. Mr. Pantazis noted the status of the well is not relevant as it could be put back in service at some point in the future and as long as the bylaw stands as currently written that is what we are working with.

Ms. Guldner asked how the runoff would be calculated on an 80,000 sf lot and Mr. Litchfield explained how staff reviews that calculation which is usually done on the basis

of impervious cover as that is the simpler method. Mr. Firmin asked if the plan meets the required 15% increase in impervious cover. Mr. Litchfield said the information on the plan does show an impervious cover calculation based on the size of the house and driveway shown on the plan. Mr. Bates said the Town did have plans to install sewer in this area but did not move forward because DEP determined the well was under the influence of surface water.

Mr. Firmin asked if Committee could consider making a recommendation that if stormwater improvements were made this could be approved. Mr. Bates indicated if the variance was granted there are not that many other lots in Zone 1 that would also request a variance and still have this much land. Mr. Litchfield noted there are other Zone 1 areas in town besides the one near the Brigham Street well and those areas would be impacted as well.

After much discussion Mr. Bates asked if Ms. Hill had any comments relative the Board of Health. Ms. Hill indicates if the system is designed in accordance with Title V. Mr. Bates asked if Ms. Guldner had any comments relative to the Conservation Commission. Ms. Guldner said she had no comments at this time and was still mulling over the division of the existing lot and wanted to confirm there would only be two new 4 bedroom homes with new septic systems. Mr. Bates agreed there would only be two lots with new septic systems more than 400 feet from the well.

Mr. Pantazis asked the Committee what their pleasure was. Ms. Guldner said she was inclined to go with it provided there are only two houses with new septic systems and recharge would be provided. Mr. Litchfield asked how much recharge the Board would like to require. Mr. Firmin said he would be inclined to require 100% of the impervious cover on the plan submitted with this application. Mr. Litchfield asked if the Committee wanted any conditions related to nitrogen loading and the Committee and again after much discussion they agreed not to suggest any conditions relative to nitrogen loading. Mr. Pantazis said he was in agreement with recommending approval of the variance with 100% recharge of the lot with 56,000 sf.

Ms. Guldner made a motion that the Committee write a letter of recommendation to the ZBA approving the variance with 100% recharge and one new house and septic system, seconded by Mr. Firmin and unanimously approved.

Old/New Business:

The Committee agreed to meet October 11, 2016, if necessary

Review and Approve minutes of August 16, 2016. Mr. Litchfield explained there were no minutes to review at this time, but indicated he would have two sets for them to review at the next meeting.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Fred Litchfield
Town Engineer