



Town of Northborough

Office of the Town Engineer

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Groundwater Advisory Committee

January 16, 2018

Conference Room B

6:00 p.m.

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

Absent: Diane Guldner (Conservation Commission)

Also Present: Fred Litchfield (Town Engineer); Michael Andrade (Graves Engineering); James Chartier (47 Meadow Road)

Mr. Pantazis called the meeting to order at 6:00 p.m.

(To be Continued) To consider the petition of Daniel Yarnie, for a Special Permit from Sections 7-07-010 D.(3)(b)(4) and 7-07-010 D.(3)(c)(3), Groundwater Protection Overlay District, to allow the construction of a 2,865 s.f. commercial building with 3 residential units, in the Downtown Business Zoning District and Groundwater Protection Overlay District Area 3, on the property located at 89 West Main Street.

Applicant: Daniel Yarnie

Representative: Joseph P. Lussier, Esquire

This discussion was continued to February 13, 2018.

(To be Continued) To consider the petition of Wellington DiPinho, for a Variance and Special Permit from Section 7-07-010 D.(2)(a)(2), Groundwater Protection Overlay District, to allow the use of the existing building in the northwest corner of the property located at 200 Bartlett Street in the Industrial Zoning District and Groundwater Protection Overlay District Area 1. The proposed use is a landscaping business with supply and equipment storage and minor repair and maintenance of landscape equipment.

Applicant: Wellington DiPinho

Representative:

This application was withdrawn.

6:00 p.m. To consider the petition of Herb Chambers 350 Turnpike Road, LLC, for a Variance/Special Permit/Special Permit with Site Plan Approval/Special Permit, Groundwater Protection Overlay District, to amend a Special Permit with Site Plan

Review, ZBA Case No. 03-24, to allow the addition of two drive-thru bays for customer drop-offs, with associated landscaping, parking and signage on the property located at 36 Belmont Street in the Highway Business District and Groundwater Protection Overlay District Area 3.

Applicant: Herb Chambers 350 Turnpike Road, LLC

Representative: William R. Bloom, Esquire

Michael Andrade (Graves Engineering) said they initially went to the Town of Westborough because of where the town line is located. Most of the project is in Westborough; approximately 400 square feet of the building is in Northborough. They are meeting with the ZBA next week and the Westborough Planning Board tonight. He addressed Mr. Litchfield's comment letter. With regard to chemicals and materials being stored in the addition, he said there are no chemicals proposed for storage. The drive-thru bays are for customers to drop off their vehicle and enter the reception area. A comprehensive O&M Plan was developed for the drainage system identifying all drainage components on the entire site; it will be provided to both towns. Mr. Pember asked what had been done to comply with the requirements of the O&M Plan. Mr. Andrade said nothing has been done. Mr. Pember found that to be unacceptable and would not recommend approval until they comply with the most recent sweeping, checking drains, etc. Mr. Andrade agreed and said the plan will not be finalized until they complete the process with all the boards. Mr. Pember said there is an existing requirement and his client has not complied with it. He said before the Committee can give permission to move forward, they need to comply with it. Mr. Andrade said they have the original site plan and have done some inspections on their own for what is around the site.

Mr. Litchfield said Mr. Andrade's firm is new to the project. He said the Committee can discuss their options: (1) have the applicant bring site into compliance before they go to the ZBA, or (2) recommend to the ZBA that they show how they are in compliance before a Building Permit can be issued. Mr. Andrade said they will get the owner moving on those tasks. Mr. Pember would like to continue the hearing. Mr. Litchfield said there is no runoff or sand coming off the site and no drainage issue that he is aware of, but there is still the ongoing inspection and maintenance reports that we do not have any record of. Mr. Litchfield believes Northborough's Building Inspector will defer to Westborough's Building Inspector since the majority of the work is in Westborough. Mr. Pember said he does not believe that anyone should come before the Committee if they haven't complied with the conditions that were required and recorded. After much discussion, the Committee recommended that the ZBA continue the hearing until it is brought into compliance. Mr. Litchfield will write a letter informing the ZBA of the Committee's recommendation not to issue a permit until the site is brought into compliance.

6:25 p.m.

To consider the petition of James Chartier for a Variance/Special Permit/Special Permit, Groundwater Protection Overlay District, to allow a proposed addition to the existing single-family home to be less than the required distance to the front yard setback on the property located at 47 Meadow Road in the Residential C District and Groundwater Protection Overlay District Area 2.

Applicant: James Chartier

Representative: None

Mr. Chartier explained that the proposed project is for a 120-foot addition to the existing single-family home; it will increase the impervious area. Mr. Litchfield said he has worked with him when he was doing his impervious cover calculations to get his Building Permit. There is no other place for him to put his addition, given that he is on a corner lot. His lot is not in compliance with Zoning requirements for a Groundwater Area 2; it does not have the 40,000 square feet; he is considered pre-existing, non-conforming. He is under the 15% lot coverage that is required as maximum on that site. He is constrained by the shape of the lot. Mr. Litchfield recommended approval; the Committee agreed.

Old/New Business:

February 13, 2017 was confirmed at the next meeting date.

Review and approve Meeting Minutes of August 16, 2016; September 13, 2016; November 8, 2016; February 14, 2017; June 20, 2017 and August 8, 2017 – Tabled.

The meeting was adjourned at 6:35 p.m.

Respectfully submitted,

Fred Litchfield
Town Engineer