



# Town of Northborough

Office of the Town Engineer

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## Groundwater Advisory Committee

February 14, 2017

Conference Room B

7:00 p.m.

**Present:** Leslie Rutan (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); John Grenier (J.M. Grenier Associates), Bob Gleeson (PAMJAM) and Tim Deschamps (Mosquito Control)

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

To consider the request of PAMJAM Realty, LLC for a Special Permit in accordance with Section 7-07-010 D.(3)(c)[1], to allow the expansion of the existing building which is non-conforming, located at 111 Otis Street and is located within Groundwater Protection Overlay District Area 3.

**Applicant:** PAMJAM Realty, LLC

**Representative:** J.M. Grenier Associates, Inc.

Mr. Grenier said they are proposing a 22' x 80' expansion for office space in the front portion of the existing building. In the rear portion they are looking to square off the building and additional garage area. It is in Groundwater 3. They have occupied the building since 1985. There is no stormwater management on the site currently. There is a break in the curb around the parking lot for the runoff. Anything on the pavement sheet flows to the rear corner of the site towards the wetland. With the expansion of the building and the addition of a new parking area, they will create a small infiltration basin that will capture runoff from both the expanded parking area as well as the existing parking area and runoff will be treated.

Mr. Deschamps said the proposed pesticide room will be approximately the same size as it is now. No additional chemicals will be stored. The solid pesticides are kept separate from the liquids which are kept on spill-protection pallets. The additional garage space in the back is for vehicle storage.

Mr. Litchfield has received the list of chemicals, but not the quantities. The building was there prior to the Groundwater Bylaws; it is a pre-existing, non-conforming use. Mr. Litchfield would like a list of exactly what the chemicals are, where they are stored

within the building, and the quantity. He said the sheet flow off the parking lot goes into a forebay and then into the infiltration system. The stormwater system needs to be a closed system with catch basins equipped with MDC gas traps and an oil and water separator in between so if there is a spill, it could be contained and cleaned up. Mr. Grenier will install two catch basins. Mr. Litchfield asked about the area in the front of the existing building where it is paved and people are parking. Mr. Grenier said that parking area is being removed. He will need to verify there is enough parking according to the bylaw. A permeability test is required in the recharge area.

The Committee recommended approval to the ZBA provided the requested documentation is received prior to the ZBA meeting.

**Old/New Business:** None tonight.

March 14, 2017 was confirmed as the next meeting date.

Review and approve Meeting Minutes of November 8, 2016 – Tabled.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Fred Litchfield  
Town Engineer