



Town of Northborough

Office of the Town Engineer

63 Main Street

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Groundwater Advisory Committee

March 22, 2016

Conference Room B

7:00 p.m.

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

Absent: Deidre O’Connor– Board of Health:

Also Present: Fred Litchfield – Town Engineer and Mike Sullivan, Connorstone Engineering and Mike Scott, Waterman Design Associates

Mr. Pantazis called the meeting to order at 7:15 P.M.

7:10 p.m. To consider the request of TShay, LLC for a Special Permit for the construction of a 2,200 s.f. commercial building at 113 West Main Street with a proposed use of the site for retail, professional or business offices, professional service establishment or medical/dental office which is located within Groundwater Area 3.

Applicant: TShay, LLC

Representative: Connorstone Engineering

Mr. Sullivan of Connorstone Engineering explained the site and the application to the Committee. The site has access to town water and sewer. The drain system ties into the state highway. Mr. Sullivan reviewed the Town Engineer’s comment letter and is prepared to modify parking or to eliminate space number 5. Mr. Litchfield explained the need for more room to turn a vehicle around which might be parked in space number 5.

The Committee agreed to recommend approval for this application to the Zoning Board of Appeals with conditions numbered 3, 4, 7 and 8 of the Town Engineer’s letter.

7:25 p.m. To consider the request of Abu Construction for a Special Permit for the construction of two duplex lots at 357 Main Street which are located within Groundwater Area 3.

Applicant: Abu Construction.
Representative: Connorstone Engineering

Mr. Sullivan explained the project at 357 Main Street and its proximity to the High School. Mr. Sullivan said the developer, Mr. Abu, will be acquiring a small portion of land from the abutter to the west to meet the zoning requirement. Mr. Sullivan stated that each unit in the duplex would have 2 bedrooms for a total septic loading of 880 gallons per day for the site. Mr. Sullivan went on to outline the drainage system for the site and the proposed recharge system.

The Committee agreed to recommend approval for this application to the Zoning Board of Appeals with conditions numbered 1, 4, 6 and 7 of the Town Engineer's letter.

7:45 p.m. To consider the request of Ian Gow for a Use Variance for the property at 1 Lyman Street with a proposed use of the site for Self-storage, which is located within Groundwater Area 1.

Applicant: Ian Gow
Representative: Connorstone Engineering

Mr. Sullivan presented his plan for 1 Lyman Street for a self-storage facility. After much discussion regarding the storage of vehicles and chemicals within the buildings the applicant requested the discussion be continued to the next meeting.

The Committee agreed to continue the discussion to their next meeting in May.

7:20 p.m. 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

Mr. Scott presented the plan to redevelop the existing Peterson Spring building at 40 Bearfoot Road by U-Haul International. Mr. Scott stated no vehicles would be stored within the building. The building would be accessed by

vehicles for unloading within the building. Mr. Scott indicated there would be a second building at the rear of the property (closest to I-290) with a propane refueling station. After much discussion about the existing drainage and possible improvements the applicant requested the discussion be continued.

The Committee agreed to continue the discussion to their next meeting in May.

Old/New Business:

Review and Approve minutes of February 10, 2015, July 14, 2015, September 15, 2015 and October 13, 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