



# Town of Northborough

Office of the Town Engineer

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## Groundwater Advisory Committee

May 10, 2016

Conference Room B

7:00 p.m.

**Present:** Bill Pantazis - Board of Selectmen and Diane Guldner –Conservation Commission

**Absent:** Deidre O’Connor– Board of Health: Bryant Firmin –Water and Sewer Commission and George Pember – Planning Board

**Also Present:** Fred Litchfield – Town Engineer and Lando Bates

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

**7:15 p.m.** To consider the request of Lando Bates for a Variance to allow the creation of two single family lots 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. Bates explained his application for the creation of two new single family lots with less than 80,000 s.f. Mr. Bates explained that he already subdivided one lot from the total land area of 136,000 s.f.

Mr. Bates explained that several years ago the Committee did recommend in favor of an application which came before them with a similar lot area variance request on Pleasant Street. Mr. Litchfield explained in that case the land was in Groundwater Area 2 not 1 and the Committee felt at the time that the installation of 2 new septic systems and the elimination of an old septic system and the existing greenhouse and chemicals stored on site for many years was an improvement.

***The Committee agreed to not recommend approval for this application to the Zoning Board of Appeals due to the close proximity of the well on Brigham Street.***

**7:30 p.m.** (Continued) 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

The applicant has requested the discussion be continued to the next meeting of the Groundwater Advisory Committee.

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

**7:20 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

The applicant has requested the discussion be continued to the next meeting of the Groundwater Advisory Committee.

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

**Old/New Business:**

Review and Approve minutes of February 10, 2015, July 14, 2015, September 15, 2015 and October 13, 2015 and March 22, 2016

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

**Adjourn:**

Groundwater members agreed to end the meeting at 7:55 p.m.

Respectfully submitted,

Fred Litchfield  
Town Engineer