



Town of Northborough

Office of the Town Engineer

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Groundwater Advisory Committee

May 15, 2018

Conference Room B

7:00 p.m.

Present: Bryant Firmin (Water and Sewer Commission); Diane Guldner (Conservation Commission); Tina Hill (Board of Health)

Absent: Bill Pantazis (Board of Selectmen); George Pember (Planning Board)

Also Present: Fred Litchfield (Town Engineer); Robert Weidknecht (Beals and Thomas)

Ms. Guldner called the meeting to order at 7:00 p.m.

7:00 p.m. To consider the petition of Northborough Land Realty Trust, an affiliate of the Gutierrez Company for a Special Permit from Sections 7-07-010 D.(3)(c)[4], Groundwater Protection Overlay District, to allow the construction of a 220,106 s. f. warehouse/distribution building in the Industrial Zoning District and Groundwater Protection Overlay District Area 3, on the property located at 301 Bartlett Street (Map 66, Parcel 5).

Applicant: Scott Weiss, Northborough Land Realty Trust

Representative: Robert Weidknecht, RLA, Beals and Thomas, Inc.

Mr. Weidknecht explained that the project had been seen before. This project was originally permitted in 2008; they kept the permit valid through those years, but one of the lenders is now requesting it be re-permitted. They have resubmitted it for Site Plan Review, Design Review, and Earthworks Review. The project has not changed; the overall magnitude has not changed. The project site is on Bartlett Street. The original property was 30±; it is now 24 acres. Because the Groundwater Protection Overlay District Area 3 follows the Aqueduct, they needed to meet the requirements of the Bylaw. Proposed is a 220,000 square foot warehouse building; parking is in the front; loading is in the back; there is a stormwater detention basin that discharges to a wetland system. It was originally designed with catch basins and manhole structures. Mr. Weidknecht said certifications have been provided for the water quality and treatment. There were minor changes to the parking spaces; a few were lost because the transformer and sprinkler rooms were relocated, but they are in the threshold according to the Zoning Bylaw. Ms. Guldner asked about roof runoff. Mr. Weidknecht explained the catch basins in the parking lot in the front that go all around, are pretreated, and discharge out and over into the Aqueduct system; there is foundation drain around the building. The runoff from the roof contributes to the wetland system on the eastern side; the rest goes through a

stormwater chamber system where it will have some infiltration and overflows to the basins. They are building the facility, but do not have a user as yet. Heating will be gas-fired rooftop units. Ms. Guldner commented that there have been problems since A. Duie Pyle has been built with the water runoff that goes to the drainage ditch and gets blocked. She said to make adjustments for that on their side of the road if possible. Mr. Weidknect said the water will flow towards the Aqueduct.

Mr. Litchfield said the project has been previously approved; the scope of the project has not changed. The applicant did file a Form A plan to separate an unused portion of the site; they worked together to make sure the grading and drainage area counted to meet the Bylaw was retained around the building. The building and the associated utilities are still in the same location; only the outline of the lot has changed. The impact to the groundwater calculations impervious cover is still being met. There is no reason to change the conditions.

The Committee agreed to recommend approval for the application to the Planning Board.

7:15 p.m.

To consider the petition of Northborough Land Realty Trust, an affiliate of the Gutierrez Company for a Special Permit from Sections 7-07-010 D.(3)(c)[4], Groundwater Protection Overlay District, to allow the construction of a 167,400 s. f. distribution center and warehouse storage building in the Industrial Zoning District and Groundwater Protection Overlay District Area 3, on the property located at 0 Bartlett Street (Map 51, Parcel 3).

Applicant: Scott Weiss, Northborough Land Realty Trust

Representative: David M. Robinson, EIT, Allen & Majors Associates, Inc.

David Robinson (Allen & Major Associates) showed the project site in Northborough and Hayes Memorial Drive in Marlborough. It is a warehouse and distribution center with associated parking, grading, utilities, and infrastructure. All of the utilities will be coming from Marlborough (sewer, water, gas and electricity). All access to the site is from Marlborough on Hayes Memorial Drive. Similar to the project at 301 Bartlett, they are proposing surface stormwater management including sediment forebays, detention basins, and catch basins with deep sumps and hoods. All roof runoff runs directly into the basin. Any stormwater that falls on the paved areas runs to the sediment forebay for treatment first. There will be light manufacturing components. Ms. Guldner asked how they would control any possible damage the components might do if they don't know what they are, such as oils and acids. Mr. Robinson said that given that they are planning to build without a tenant defined, they are comfortable that no hazardous materials would be allowed per the permit they have in place. Mr. Litchfield said the Bylaw allows an Industrial District use to be approved. If there is a change in the use, it is reviewed by the Town Planner, Town Engineer and Building Inspector to determine if a change in use is more detrimental to the groundwater supply than what was originally approved. If that changed, they would have to come back and amend the Special Permit. Ms. Guldner said the driveway looks very narrow. Mr. Robinson said it is 24-foot wide and they have done a truck turn analysis. Snow removal will be stored along the landscape areas, avoiding the sloped areas. Construction should begin in early 2019.

Mr. Robinson addressed the parking issue. They have withdrawn their application for a variance; they no longer need to go to the ZBA. Site Plan Approval from the Planning Board and a Groundwater Special Permit is all that is required.

Mr. Litchfield said they usually have a water quality structure at the point where the drainage from the parking area exits and flushes into the sedimentation basin; they will be expected to add that (it will be referenced in the letter). Mr. Robinson asked why it is required. Mr. Litchfield responded that it is part of the DEP Stormwater Management Regulations and is also something that the board has requested when it is in the groundwater area to improve the water quality. It can also help them if there was a spill in the parking lot; there are ways to trap any spills before it goes into the detention basin. There is surveying taking place to locate the existing sewer force main that runs from the high school to Hayes Memorial Drive. There is some concern that once that is located, the plan may need to change slightly. There are some structures and retaining walls within the area that are expected to be in the easement. There is also some question about cuts over the force main which may reduce the cover. Mr. Litchfield does not think the plan will be modified to the point that the drainage will significantly change unless they have a tenant by the time it is located and they want to come back and ask for containment. He does not think there is a reason for them to come back to this Committee. He thinks all of the utilities, grading and the associated parking for this project will have the same impact on the property as is shown on the plan. He believes they are working on locating the sewer line. When it is located, they will meet with the DPW Director to make sure the easement is properly given to the town without structures or encumbrances impacting our sewer line. Mr. Litchfield expects by the time they meet with the Planning Board there is a resolution. The plan is as described and meets the regulations; the runoff shows a reduction and the impervious cover is more than adequate given the size of the lot.

The Committee recommended approval to the ZBA, including a condition to add the water quality structure prior to discharge to the basin.

Old/New Business:

The next meeting will be held June 12, 2018 if required.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Fred Litchfield
Town Engineer