



Town of Northborough

Office of the Town Engineer

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Groundwater Advisory Committee

June 16, 2016

Conference Room B

7:00 p.m.

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

Absent: Deidre O’Connor– Board of Health and Diane Guldner –Conservation Commission

Also Present: Fred Litchfield – Town Engineer; Ratnam and Thuchiya Ratnaseelan; Tim Firment, Habitat for Humanity, Rick Leif, Northborough Housing Partnership and Patrick Burke, HST Group Engineering

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

7:00 p.m. To consider the request of Ratnam and Thuchiya Ratnaseelan for an amendment to the ZBA Decision in Case No. 96-07 which allowed the construction of a new single family house with no more than three bedrooms at 2 Harris Avenue which is located within Groundwater Area 2.

Applicant: Ratnam and Thuchiya Ratnaseelan

Mr. Ratnaseelan presented his application to have his existing decision amended to allow his home at 2 Harris Ave to have four bedrooms as the original variance allowed only three bedrooms but the septic system was designed for four bedrooms. Mr. Ratnaseelan explained that when he bought his house 14 years ago he bought it as a 4 bedroom house and has never had any problems with the septic system. Mr. Ratnaseelan has also been paying taxes on this property as a four bedroom house. He now wants to put on an addition to the house but not add any more bedrooms as he needs more space for his son who has special needs and requires more room for physical therapy.

The Committee agreed to recommend approval for this application to the Zoning Board of Appeals with the conditions that there be no more than four bedrooms, impervious cover calculations are submitted to the Building

Inspector with the Building Permit application and an as-built plan be submitted to verify the impervious cover.

7:10 p.m. To consider the request of Gerald Cestaro, Ce-Star Homes, for a Special Permit and Variance to allow the addition of a two car garage within the side yard setback and to upgrade the septic system to accommodate three bedrooms at 77 Maple Lane which is located within Groundwater Area 2.

Applicant: Ce-Star Homes
Representative: Bertin 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. To consider the request of Tim Firment, Habitat for Humanity, for a Comprehensive Permit to allow the two existing buildings at 33 and 37-39 Main Street be converted from six rental units to four condo units. The site is located within Groundwater Area 3.

Applicant: Tim Firment, Habitat for Humanity
Representative: H.S. & T. Group, Inc.

Mr. Pember recused himself and left the meeting as he also sits on the Northborough Affordable Housing Committee.

Patrick Burke with H.S. & T. Group, Inc. presented the plan to redevelop the two buildings at this location, the current buildings house 6 units and will be reduced to a total of 4 units. The site is located within Groundwater Area 3, the plan presented includes 10 parking spaces (3000 s.f. of new impervious cover) and changes the lot size. The exterior of the buildings are not proposed to be changed and the site has access to town water and sewer.

Tim Firment explained one building will have 2 units with 2 bedrooms each and the other building will have one unit with 3 bedrooms and one unit with 5 bedrooms.

Mr. Litchfield, asked if the plan on display was part of the submission package and Mr. Burke said it was not, this plan shows parking and they had requested variances from the local bylaw as it is a comprehensive permit application.

Mr. Firmin asked if the site is capable of absorbing runoff from this new parking area. Mr. Burke indicated they checked the soils map and the soils should be able to accept this amount of water but no calculations were submitted. Mr. Litchfield requested some soil testing be done and a permeability test to confirm the design assumptions.

The Committee agreed to meet on Monday June 27th at 6:00 p.m. to review the drainage calculations the revised plans and make a recommendation to the ZBA for their meeting on June 28th.

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 submitted a request to withdraw their application and will refile at a later date.

The Committee agreed to allow the applicant to withdraw his application.

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:

Members agreed to meet on July 12th, if required.

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 7:50 p.m.

Respectfully submitted,

Fred Litchfield
Town Engineer