



# Town of Northborough

Office of the Town Engineer

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## Groundwater Advisory Committee

June 20, 2017

Conference Room B

7:00 p.m.

**Present:** Bill Pantazis (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)

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

**7:00 p.m.** To consider the petition of Berlin Landing Realty Trust, Scott Goddard Trustee, for a Variance from Section 7-07-010, Groundwater Protection Overlay District, to allow the use of two proposed 2-family homes, one on each of 2 proposed lots, in the Industrial District and Groundwater Protection Overlay District Area 2, on the property located at 5 Bearfoot Road.

**Applicant:** Scott Goddard, Berlin Landing Realty Trust

**Representative:** George Connors, Esq., Connorstone Engineering

The property is located within the Groundwater Overlay Area 2. Mr. Connors showed a map with the location of the property (corner of Solomon Pond Road and Bearfoot Road). They want to use the land as a residential use rather than an industrial use. Because it is conducive to the Groundwater 2 area, they are proposing to cut the parcel into two lots (one with 45,000 square feet of uplands; one with 41,000 square feet of uplands). Each lot would have a duplex unit. There is 60,847 square feet of impervious area on one lot with only 5,410 square feet of impervious area on the other lot. They will be able to infiltrate the roof runoff from both structures into the groundwater.

Ms. Guldner said the design shows driveways coming out onto Bearfoot Road and felt that was not a good idea because of its current use for Solomon Pond. Mr. Connors said trees will be cleared for frontage. Ms. Guldner asked if they could come south to Pondview Way. Mr. Connors said they do not own that property. Mr. Goddard spoke with residents about a possible land swap, but it did not happen. A tie into the sewer line on Bearfoot Road was discussed at length. Mr. Litchfield questioned if the Water & Sewer Commission would want residential development tied into the sewer that was originally installed for industrial use. It will need to be determined before the ZBA meeting next week. The Committee could make a recommendation to the ZBA that they hear from the Water & Sewer Commission because of the impact. Roof runoff will be

infiltrated, and they can capture the parking area. The Committee's recommendation would be that if it were to be granted, a Special Permit would be necessary from this Committee and an indication whether the sewer would be allowed to be connected before the ZBA makes their decision or it be contingent upon it.

Janet Sandstrom (Pondview Way) asked where the second driveway was on Lot 1B. Mr. Connors said in front of the house. She asked how far away it was from the lot line. Mr. Connors said approximately 9-feet. She said the wetland supports a lot of wildlife and would hate to see what happens when they cut trees down. She also said there is a well-worn path that will be cut off by the two properties.

The Committee does not have enough information to make a definitive recommendation to the ZBA but can tell them what is needed for the Committee to make a recommendation or for them to make a decision. The sewer connection is important; whether the land is used as residential or industrial is not the Committee's jurisdiction. The Committee could indicate that if the variance was granted to use as Residential C, the plan could obtain a Special Permit because it does appear to meet regulations that would apply to it if it were in the right zone, but they would have to come back once the variance is granted. The Committee would welcome the opportunity to review again in the event the variance was granted but feels that access to the sewer is a key component of a decision to recommend a variance.

The Committee reviewed the application with the applicant's representative and felt as though a key piece of information as to whether or not the units could be connected to the town sewer in Bearfoot Road was not answered and therefore have no recommendation at this point.

If the variance is granted the applicant should return to the Groundwater Advisory Committee for a Special Permit. We would be happy to recommend on a Special Permit once there is a determination on the variance request.

Mr. Connors said it does not matter if it is residential or industrial. Groundwater 2 allows duplexes on lots of 40,000 square feet. He further said if this particular plan is approved by Zoning and all other Committees, it would have to go through specific Groundwater permitting and any other permitting needed.

Bryant Firmin made a motion to indicate to the Zoning Board of Appeals that this concept as presented could be in compliance with the Bylaw and will be required to come before this Committee if the variance is granted; George Pember seconded; all members voted in favor; motion approved.

**Old/New Business:**

July 11, 2017 was confirmed as the next meeting date.

The meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Fred Litchfield  
Town Engineer