



Town of Northborough

Office of the Town Engineer

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Groundwater Advisory Committee

July 12, 2016

Conference Room B

6:00 p.m.

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

Absent: Deidre O’Connor– Board of Health:

Also Present: Fred Litchfield – Town Engineer; Tim Firment, Habitat for Humanity, Rick Leif, Northborough Housing Partnership and Patrick Burke and Zac Couture, HST Group Engineering; Frank Bicheri, Bertin Engineering; Bonnie Ryan; Gerry Cestaro, Ce-Star Homes; Steve Witkowski, Lando and Samantha Bates

Ms. Rutan called the meeting to order at 6:00 P.M.

6:00 p.m. (Continued) 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 2.

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

Mr. Pember recused himself and was not present during the discussion regarding 33 and 37-39 Main Street.

Patrick Burke presented the plan to renovate the two existing buildings on this property from six rental units to four condo units with parking and subsurface drainage areas to accommodate all parking lot and roof top runoff. The site meets all the groundwater requirements as set in the zoning bylaw.

Diane Guldner asked about the access from Rt 20 and Mr. Burke indicated there would be no access to this property from Main Street but rather all access would be from an easement over the church parking lot.

Mr. Firmin asked if a permeability test was done and Mr. Burke confirmed that a permeability test was done to avoid any assumptions and the results were very good. Mr. Firmin also asked if the test was performed within the layer of material where the recharge chambers were proposed and Mr. Burke did confirm that.

Mr. Litchfield reviewed his letter regarding this project and asked if the applicant had any questions or wanted to discuss anything further and Mr. Burke said the letter was pretty straightforward and had no questions. Mr. Litchfield said he did receive a revised plan with the drainage detail as requested. Mr. Litchfield indicated the applicant would be required to provide a copy of the access easement prior to occupancy but that is more of an issue for the ZBA to discuss. Mr. Rick Leif asked if there was anything in the letter which would cause concern or delay the real estate closing and Mr. Litchfield said all of the issues regarding the site plan from the previous meeting have been addressed and does not know of any issues which would delay the closing.

The Committee agreed to recommend approval for this application to the Zoning Board of Appeals with the conditions that the items in the Town Engineer's letter be included.

6:20 p.m. (Continued) 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

Mr. Pember did participate in this discussion.

Frank Bicheri with Berin Engineering presented the plan to remove the existing house at 77 Maple Lane and rebuild on top of the existing foundation with an add a garage. Mr. Bicheri explained the plan is to add another bedroom and to replace the septic system with a micro-fast system to minimize nitrogen loading. The impervious cover has been calculated and submitted with the revised plan and the application is for a special permit for an expansion but because the lot existed as is in 1986 this property is pre-existing non-conforming. Mr. Bicheri talked about removing several trees between the house and Bartlett Pond due to some safety concerns.

Ms. Guldner said the Commission asked about leaving it as a two bedroom and Mr. Bicheri said the applicant did consider that but prefers to have the

three bedrooms which requires the new septic system which also provides enhanced protection for the pond from nitrogen loading. Mr. Pember asked Mr. Bicheri to explain how the fast system works which he did.

The Committee agreed to recommend approval for this application to the Zoning Board of Appeals with the conditions that the items in the Town Engineer's letter be included.

6:30 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 Committee agreed to continue the discussion to their next meeting in August.

6:30 p.m. To consider the request of Lando Bates for a Variance to allow the creation of a single family lot 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. Pember recused himself and was not present during the discussion regarding 313 Brigham Street.

Lando and Samantha Bates requested permission to record the meeting as they had a special interest in doing so. The Committee agreed.

Mr. Bates asked if the Committee had copies of the letter from the Town Engineer and another letter from him which he then distributed. Mr. Bates explained he bought this property from his Grandparents in 2012. The lot is a 3.13 acre lot with an existing home with a septic system. Mr. Bates talked about the state's zone 1 and 2 of the well head protection zone. Mr. Bates said a variance from the zoning bylaw to allow one lot to be 56,000 s.f. rather than 80,000 s.f. Mr. and Mrs. Bates said they felt by allowing the variance they would be able to rebuild and move the septic system further from the well across the street.

Ms. Guldner asked what they would be allowed to build without the requested variance. Mr. Bates said the land was subdivided into two lots

from a previous decision by the Planning Board which created one conforming lot (106,000 s.f.) and one non-conforming lot (30,000 s.f.)

Mr. Litchfield indicated the zone 1 and 2 Mr. Bates is referring to is not the Town of Northborough zone 1 and 2 but rather the Massachusetts DEP requirements which are less stringent and the bylaw adopted in 1986 includes approximately both the state zone 1 and 2 in the Town zone 1, which requires 80,000 s.f. but does not limit the number of bedrooms.

Mr. Bates discussed the variance granted to 71 Pleasant Street to reduce the required area. Mr. Litchfield said the variance at 71 Pleasant Street was recommended in favor of that request because the Committee felt the creation of two new septic systems and elimination of the flower shop was an improvement.

Due to the ZBA needing the room at 7:00 the Committee agreed to continue the discussion to their next meeting on August 9th.

Old/New Business:

Discuss next meeting August 9, 2016, if required.

Review and Approve minutes of February 10, 2015, July 14, 2015, September 15, 2015 and October 13, 2015, March 22, 2016, May 10, 2016 and June 16, 2016.

The Committee agreed to approve the minutes of February 10, 2015, July 14, 2015, September 15, 2015 and October 13, 2015, March 22, 2016, May 10, 2016 and June 16, 2016 with some corrections as provided by Mr. Firmin

Adjourned at 7:00 p.m.

Respectfully submitted,

Fred Litchfield
Town Engineer