



Town of Northborough

Office of the Town Engineer

63 Main Street

Northborough, Massachusetts 01532-1994
(508) 393-5015 Office (508) 393-6996 Fax

Groundwater Advisory Committee

August 16, 2016

Selectmen's Meeting Room

7:00 p.m.

Present: Bill Pantazis (Board of Selectmen); George Pember (Planning Board); Diane Guldner (Conservation Commission)

Absent: Tina Hill – Board of Health and Bryant Firmin – Water and Sewer Commission

Also Present: Fred Litchfield – Town Engineer; Christine Sullivan – Applicant

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

Diane Guldner asked why Lando and Samantha Bates were not on the agenda. Mr. Litchfield explained that he received an email from Mr. Bates indicating he reviewed the Zoning Bylaw and did feel he was required to appear before the Groundwater Advisory Committee because he was seeking a variance and not a special permit. Mr. Litchfield also reported he sent a letter to the Zoning Board of Appeals indicating that because Lando and Samantha Bates were unwilling to continue their discussion with the Groundwater Advisory Committee and get a recommendation he was recommending their application be denied. Mr. Bates will be proceeding to the ZBA at their next meeting on August 23rd.

7:00 p.m. To consider the request of Joseph Sullivan, for a Special Permit to allow the existing building at 173 West Main Street be converted to a two family building. The site is located within Groundwater Area 3.

Applicant: Joseph Sullivan

Christine Sullivan presented the application for the special permit to turn a single family home into a two family. Mr. and Mrs. Sullivan explained that they purchased this property as a two family but although there is a separate entrance and exit for two families the previous owner never received approval for this and as the new owner they are seeking permission for the building to be used as a two family building. The property is also located within a Groundwater 3 area which requires a special permit. Ms. Guldner asked about the two sheds shown on the Town maps. Mrs. Sullivan said there is only one shed on the property and Mr. Litchfield explained that one of the sheds must have been removed prior to the Sullivan's purchasing the property but after the aerial photo was taken in 2008.

Mr. Litchfield explained that the Board of Health does not have any records of the septic system design and even though the septic system did pass a title V inspection he recommended the application be approved for the existing 4 bedrooms only and any expansion will require a new plan be filed with the Board of Health and in any case the number of bedrooms cannot exceed 6 bedrooms due the size of the lot. Mr. Sullivan did provide an impervious cover calculation sheet which has been reviewed and does meet the bylaw. Mr. Litchfield also said the any favorable recommendation to the ZBA should indicate an as-built plan should be required if any changes are made to the site to accommodate the parking requirements as determined by the Building Inspector.

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

7:15 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 on September 13th.

Old/New Business:

Discuss next meeting September 13, 2016.

Review and Approve minutes of July 12, 2016. Mr. Pember asked the minutes be amended to properly reflect that he recused himself from the discussion regarding the property at 33 and 37-39 Main Street and the property at 313 Brigham Street.

The Committee agreed to approve the minutes of July 12, 2016 with the corrections as provided by Mr. Pember.

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Fred Litchfield
Town Engineer