



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
September 11, 2018
Conference Room B
7:00 p.m.

Present: Tim Kaelin (Board of Selectmen); Bryant Firmin (Water and Sewer Commission);
Theresa Capobianco (Planning Board); Diane Guldner (Conservation Commission);

Absent: Tina Hill (Board of Health)

Also Present: Fred Litchfield (Town Engineer); George Pember

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

7:00 p.m. (Continued discussion) to consider the petition of E & G Home Improvement, LLC for a Variance and Special Permit from Sections 7-07-010 D.(3)(b)[2], Groundwater Protection Overlay District, to allow the renovation and conversion of an existing single family home to a two family home located in the Residential C Zoning District and Groundwater Protection Overlay District Area 2, on the property located at 343 Hudson Street (Map 30, Parcel 18).

Applicant: E & G Home Improvement, LLC

Representative: George E. Pember

Mr. Pember explained that they were before the board last month. The necessary engineering was not completed at that time; no site plan was submitted. They did go before the ZBA; the project was received favorably but postponed because they did not have a site plan. Connorstone Engineering has completed the site plan. Mr. Litchfield did not know how much impervious cover would be removed; the calculations are now included on the site plan. It shows a net reduction of impervious area. The property is connected to town sewer so there will not be any disturbance to groundwater from the septic system.

Mr. Litchfield said at the last meeting they talked about the merits of the property being used as a two-family, there were a number of things stated on the application that were not verified on the plan (they are now verified), the plan does show the existing conditions, although he would not say that this plan will pass review by the Planning Board for Site Plan Approval and Special Permit because the access is unclear and the disposition of Overlook Park is unclear, but for the purpose of board's recommendation to the ZBA on whether to grant the Special Permit for a two-family in Groundwater 2,

there is enough information for them to make that recommendation. The variance on the lot area, because groundwater requires 40,000 square feet, and this lot without Overlook Park, has 21,346. If the board feels it is adequate to make a recommendation, he thinks that part of the process can go forward. They will be required to get a Special Permit and Site Plan Approval from the Planning Board and a more elaborate site plan will be required.

Mr. Litchfield did recommend that even though they are reducing the impervious cover, because the lot is so much smaller than required, he would recommend to the ZBA that they require some recharge of the rooftop once the building is rebuilt.

Ms. Capobianco made a motion to recommend approval of the application to the ZBA and to require the rooftop to be recharged as a condition of approval; Ms. Guldner seconded; all voted in favor; motion approved.

7:15 p.m.

To consider the petition of Alexander Moheban, Northborough Family Dental, for a Special Permit from Sections 7-07-010 D.(3)(c)[3] and 7-07-010 D.(3)(c)[5], Groundwater Protection Overlay District, to allow the construction of a 4,160 sf Dental Office in the Industrial Zoning District and Groundwater Protection Overlay District Area 3, on the property located at 267, 273, 277 and 281 Southwest Cutoff (Map 106 Parcel 12, and Map 109 Parcels 8, 33 and 24).

Applicant: Abu Construction, Inc.

Representative: Connorstone Engineering, Inc.

The existing site is undeveloped with the exception of the cell tower and gravel driveway; there is a stream that runs through the property. They are in Groundwater Area 3. A dental office is proposed with a parking lot. The overall limit of work is approximately 31,000 square feet. They have a limited area they can alter because of the riverfront requirements (it is a perennial stream). To mitigate the impervious area, they have an infiltration basin that takes the parking lot, goes through a deep sump catch basin to a forebay for pretreatment and infiltrates through the basin; it is sized for a 100-year storm. Roof water goes separately to a dry well. They have controlled the peak rate and the volume runoff below existing levels. The overall impervious area was 16,700 square feet. Including the cell tower area it totals 6% of the overall site. They did include some information related to the chemical storage on site. Dr. Moheban stated it is regular dental materials he uses every day. Mr. Litchfield said the application is to include all of the items and then provide an MSDS sheets with each so we can determine whether or a not a cabinet would be required to house those products to prevent any spills from getting into the groundwater.

Mr. Litchfield's concern with the drainage is that there should be some type of water quality separator between the catch basin and the infiltration basin to capture anything that might run off in the parking lot before it goes into the infiltration basin where it could not be removed. The other concern he had was when the cell tower went through, he thought the cell tower folks said that they owned that strip of land that comes out to Route 20. Mr. Colonna was not sure. Mr. Litchfield said the easement should be shown to get to the cell tower. He said if anything changes on the plan based on the Conservation Commission hearing, they would have to go back through the process again. He asked about the x-ray machine. Dr. Moheban said they are a 100% digital office; there will be ten x-ray units plus one cat scan system; there will be no developing liquids. He needs to add a statement to that fact for the file. Mr. Litchfield will write two more letters; one

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from the Groundwater Committee to the Planning Board, and another reviewing the site plan. The hearing was continued to October 9th.

Old/New Business:

The next meeting will be held on October 9, 2018.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Fred Litchfield
Town Engineer