



Town of Northborough

Office of the Town Engineer

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Groundwater Advisory Committee

November 8, 2016

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); Wayne Belec (Waterman Design Associates); Rashid Shaik, Mitch Cohen (12 Whitney Street owner)

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

7:00 p.m. To consider the request of Rashid Shaik for two Special Permits in accordance with section 7-07-010 D.(3)(c)[6] and a Variance for a lot with less than 20,000 sf of lot area as required per the Zoning Bylaw 7-07-010 D. (3)(c)[6] for the properties shown as Lot 2 (14 and 16 Whitney Street) and Lot 3 (18 and 20 Whitney Street) with a proposed use of constructing two duplex homes which are located within Groundwater Area 3.

Applicant: Rashid Shaikh

Representative: Waterman Design Associates (Wayne Belec)

Mr. Belec provided Mr. Litchfield the following electronic documents yesterday: his response letter, the calculation sheet for the increase of pervious surface on the site, the Operation & Maintenance Plan and copies of the Site Plan. There was discussion as to whether or not the calculation worksheet was submitted with the application; it was included the ZBA application. After discussions with Mr. Litchfield about how much of the roof top was being captured, it was modified.

Mr. Belec described the footprints of both lots. They are currently undeveloped with the exception of Lot 2 which has some improvements on it associated with Lot 1. They propose to remove the improvements on Lot 2 and have lawn along the property line and provide screening with either a fence or vegetation. The property is located in Groundwater Area 3. Lot 2 measures 17,950 square feet; Lot 3 measures 20,013 square feet. They will be seeking a variance from the ZBA on Lot 3 to allow for a duplex on a lot that is approximately 1% shy of the required lot area. Should a variance be denied, they will approach the abutter about acquiring some of his property. It was suggested by Mr. Litchfield that they have one curb cut per lot per duplex to minimize exits and accesses onto Whitney Street. He also wanted turnouts provided for each unit on each lot.

The increase in the impervious area exceeds 15%. He explained the discharge that will take place on Lot 2. There is no sewage disposal on site, it will be connected to the municipal wastewater system. The water on site will be drawn from the town's municipal water distribution system. They have not yet done permeability testing on the soils on site. It will need to be addressed before the issuance of a Building Permit. All work is being proposed upgradient of the 100-foot buffer zone.

Mr. Belec addressed Mr. Litchfield's comment letter to the satisfaction of the Committee. With regard to the O&M Plan, Mr. Litchfield asked if each unit would be responsible for maintaining the infiltration system for that particular unit; Mr. Belec replied yes. Mr. Litchfield has spoken with abutter who has concerns regarding the grading on Lot 2 as it gets closer to his property. Mr. Litchfield suggested the possibility of a slight swale that could carry the water along the property line off to the back. Mr. Belec explained what is tributary to the street and the grading. There was a concern about the pitch of the driveways toward the abutter and asked if they could be pitched to the side; Mr. Belec said that could be done. Ms. Guldner asked how much lawn area will there be, how will it be maintained, and will fertilizer be used because it will flow towards the river. Mr. Belec explained that they are beyond the 100-foot buffer zone. Mr. Shaikh said they designed the site so they are 100-feet away from the buffer zone. He does not intend to do lawn care because he will be selling the property. Language will be included in the condo documents.

Mitch Cohen (12 Whitney Street) expressed concerns about water coming onto his property and also the possible change to the elevation of the pond. Mr. Belec said with regard to the grading, it will all tie in hydrologically because rather than keep the current elevations, they will be dropped to minimize any impact. Screening is not within the GAC jurisdiction; it can be discussed with the ZBA.

The request for a variance is determined by the ZBA, but they will look to the GAC for input. Mr. Litchfield is of the opinion that the lots were created; the hardship seems nearly impossible to meet because the remaining lot contains 50,000 square feet. There was adequate land to make the lots meet the 20,000 square foot minimum for a duplex in a groundwater lot. They chose not to; they created the lots. Mr. Shaikh purchased the lots (he did not create the lots), but they are all new. The Committee was unanimously in favor of granting the two Special Permits. The Committee voted (4 to 1; 1 abstention) not to recommend approval for a variance.

7:15 p.m.

To consider the request of Mohamed Kafel for a Special Permit to allow the construction of an automotive repair and service garage at 269 Main Street which is located within Groundwater Area 2.

Applicant: Mohamed Kafel
Representative: George E. Pember

Mr. Pember recused himself as a Committee member. The lot is currently vacant; fairly level to the rear of the property where there is an incline to a parking area. Zoning is Business East, it is in Groundwater 2 District, and a Special Permit is required from the ZBA. The intent is to move the current business located at Bartlett Street to the Main Street location. Traffic flow will be one-way (entrance on the easterly side; exit on the westerly side). The proposed building is a 3,600 square foot 3-bay single-story garage; 16 parking spaces are proposed; drainage will be collected in a series of deep sump catch basins that will flow through manholes into an oil grit separator and into a subsurface

Cultec system. Permeability tests have been done; calculations have been submitted. There will be an Operation & Maintenance Plan. The deep sump catch basins and oil grit separator will be inspected monthly and cleaned twice yearly. There will be a subsurface septic system. Open Space requirement is 20%; they are proposing 47%. A 180-gallon tank will be installed in the building to hold new clean oil; a 220-gallon tank will be installed in the building to hold used oil. There will be floor drainage within the building. A 2,000-gallon capacity tank is being proposed for any leakage. There will be a 55-gallon drum for anti-freeze and a 55-gallon tank for used anti-freeze. Mr. Litchfield said detailed information is needed stating how the chemicals are being properly contained so should there be a spill they can't get into the parking lot and into the drainage system. A list of the chemicals and quantities are also needed as well as a floor plan and tight tank model; spill kits are needed on site. The Committee was in agreement to recommend approval once the required information is provided to Mr. Litchfield for review.

Old/New Business – None tonight.

Review and Approve Meeting Minutes of August 16, 2016 and September 13, 2016 – Ms. Guldner made a motion to approve the August 16, 2016 and the September 13, 2016 Meeting Minutes with changes noted; Mr. Firmin seconded; all voted in favor; motion approved.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Fred Litchfield
Town Engineer