



APPROVED  
11/28/2018

# Town of Northborough

Earthwork Board

Meeting Minutes

Wednesday, October 17, 2018

63 Main Street

Selectmen's Meeting Room

7:00 PM

**Members Present:** Janet Sandstrom (Chair), Fred Philcox, Tony Pini, Anthony Ziton, Tom Beals

**Members Absent:** None

**Others Present:** Fred Litchfield (Town Engineer), see attached Sign-In Sheet

At 7:02 p.m. Ms. Sandstrom called the meeting to order.

Review Meeting Minutes of August 15, 2018 – Mr. Pini made a motion to approve the August 15, 2018 Meeting Minutes; Mr. Philcox seconded; all voted in favor; motion approved.

**Public Hearing – New Permit:**

Abu Construction, Inc.  
222 West Main Street  
Map 75, Parcel 170

The applicant requested a continuance to the November 28<sup>th</sup> meeting.

**Public Hearing – New Permit:**

Tellurian Acquisition, LLC  
267-281 Southwest Cutoff  
Map 106, Parcel 12  
Map 109, Parcels 8, 33, 24

Dr. Alex Moheban was present. The plan is to build a dental office. 32,000 square feet will be altered. Excess top soil will be removed and gravel will be brought in (1,200 cubic yards of top soil will be imported). The Planning Board approved the project which will take 8-12 months. It will be a free-standing one-story building, 500-feet from the main entrance into Northborough Crossing; the sign will be in the front, the entrance will be on the side. Mr. Ziton made a motion to approve the site plan for 267-281 Southwest Cutoff and issue an Earthwork Permit with a bond amount of \$6,000; Mr. Pini seconded; all voted in favor; motion approved.

**Public Hearing – Renewal Permit:**

Mak MacDonald Realty, LLC  
137 West Main Street  
Map 62, Parcel 89

Ron MacDonald was present. The back of the parking lot was excavated last year. It required additional drainage because additional pavement was put down. A few items remain to be completed (additional drainage and light plantings). Mr. Pini made a motion to approve the renewal permit for 137 West Main Street and maintain the bond amount of \$3,500; Mr. Beals seconded; all voted in favor; motion approved.

**Bond Release/Reduction Discussions:**

0 Newton Street (Mohammad Ramadan) Permit 2017-7 (\$17,000 Bond) – Mr. Litchfield said the common driveway was approved by the Planning Board. The Earthwork Bond is for the 8-lot common driveway. Mr. Ramadan received the Earthwork Permit but never did any work. The Planning Board's decision stated that he would not receive any Occupancy Permits until the road improvements on Newton Street were done; they are not. Mr. Ramadan said he needs the cash. If the board returns his money, the bond will be closed out and he will have to re-apply for another bond before proceeding with any work. A letter will be sent informing him. Mr. Pini made a motion to close out and return the bond for 0 Newton Street; Mr. Beals seconded; all voted in favor; motion approved.

**Other Business:**

Mr. Ziton was asked if he will remain on the board. Ron Doucett, who expressed interest at the last meeting, cannot be appointed until Mr. Ziton sends a letter of resignation to Diane Wackell. Mr. Ziton said he will do that and he was thanked for his service on the board.

With the next meeting date being scheduled the day before Thanksgiving, the board agreed to set a tentative date of November 28<sup>th</sup>.

Having no further business to discuss, Mr. Pini made a motion to adjourn; Mr. Philcox seconded; all voted in favor; motion approved. The meeting was adjourned at 7:26 p.m.

Respectfully submitted,

Melanie Rich  
Board Secretary