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By Karen Wilber at 4:32 pm, Jan 10, 2023

GAC Minutes

APPROVED

10/11/2022

Town of Northborough

Office of the Town Engineer

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Groundwater Advisory Committee

May 10, 2022

Remote Zoom Meeting

7:00 p.m.

Present (Remotely): Jason Perreault (Board of Selectmen), Anthony Ziton (Planning Board), Bryant Firmin (Water and Sewer Commission), Diane Guldner (Conservation Commission), Fred Litchfield (Town Engineer); Theresa Capobianco (Board of Health) joined the meeting at 7:09 p.m.

Members Absent: None

Attendees (Remotely): Jessica Miller

Mr. Perreault opened the remote meeting at 7:00 p.m. and the announcement that the open meeting of the Northborough Groundwater Advisory Board (GAC) is being conducted remotely consistent with Governor Baker's Executive Order of June 16, 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency. All members of the GAC are allowed and encouraged to participate remotely. This Order allows the GAC to meet entirely remotely so long as reasonable public access is afforded so that the public can follow along the deliberations of the meeting. The public is encouraged to follow along using the posted agenda unless the Chair notes otherwise. Members of the public who wish to view the live stream of this meeting can do so by going to Northborough remote meetings on YouTube via the link listed on the agenda. Ensuring public access does not ensure public participation unless such participation is required by law. This meeting will not feature public comment. The process was explained.

Member and Staff roll call was taken: Jason Perreault (Chair), Anthony Ziton, Bryant Firmin, Diane Guldner, Theresa Capobianco, Fred Litchfield (Town Engineer)

To consider the petition of Jessica Miller for a Special Permit and Special Permit with Site Plan Approval in the Groundwater District for the operation of a home personal service [yoga/reiki exercise] on the property located at 62 Winter Street, Map 45, Parcel 10, in the Residential C Zoning District and Groundwater Protection Overlay District Area 3.

Applicant and Representative: Jessica Miller

Jessica Miller (62 Winter Street) was in attendance. Mr. Perreault said the Committee is in receipt of the application. Because the property is in Groundwater Overlay District Area 3, it requires an appearance before this Committee, even though the circumstances of the application don't appear to indicate anything relating to groundwater.

Ms. Miller explained that her proposed application is to use an existing room in house to hold private yoga, reiki, and post-partum exercise appointments; there will also be occasional outdoor yoga classes. There are no structural changes proposed, no changes to impervious cover; no alterations beyond what the property currently has.

Ms. Guldner asked how big the room was and how many people can use it at one time. Ms. Miller said private reiki is for one person; private yoga and post-partum exercise could be 2-3 people indoors. As far as outside classes, parking for 9 cars maximum is allowed. Mr. Zitton asked if it is public or private sewer and was told it is septic. He asked Mr. Litchfield if he had any concerns for the septic or groundwater. Mr. Litchfield had no concerns.

Mr. Litchfield said when he initially looked at the application, he did not plan for the applicant to come before the Committee, but after reading the zoning interpretation from the Building Inspector, he said it needed a special permit and could not put it in as a by right use even though it is a single-family home. His thought, because it was a home occupation, was that it required a special permit and sent it to the Committee for review. Mr. Litchfield wanted to be sure the ZBA doesn't extend the process because they didn't hear from this Committee. He did comment that he is working with the Building Inspector to put together guidelines for future home occupations that don't involve building or site changes, hazardous or toxic material, and treat it as a single-family home which is allowed by right in groundwater. Ms. Miller did provide a letter indicating that she will not have any chemicals, she is not doing any expansion of the building, and no DEP permit is needed for excessive groundwater infiltration for an enlarged septic system. If the ZBA doesn't require her to have a larger driveway to add more parking, Mr. Litchfield didn't see a reason why the Committee couldn't recommend approval.

As far as conditions, Mr. Litchfield didn't see any condition being included other than if the applicant is required to do anything beyond what was proposed in the application (i.e., expansion of the driveway or the building), she would have to come back to the Committee. If the application is approved by the ZBA as presented, what she submitted satisfies the requirement for what is necessary for the submission of an application for a special permit. The Committee could recommend approval with that one caveat.

Ms. Capobianco made a motion to recommend approval of the application as submitted; Ms. Guldner seconded; roll call vote: Guldner-yes; Capobianco-yes; Firmin-yes; Zitton-yes; Perreault-yes; motion approved.

Old/New Business:

Review and Approve Minutes of April 12, 2022 – Ms. Guldner made a motion to approve the April 12, 2022 Minutes; Ms. Capobianco seconded; roll call vote: Guldner-yes; Capobianco-yes; Zitton-yes; Perreault-yes; motion approved 4-0-1 (Firmin abstained).

Consideration of Phrasing of the Committee's Recommendations to Special Permit Granting Authorities – Tabled

Having no further business to discuss, Ms. Guldner made a motion to adjourn; Ms. Capobianco seconded; roll call vote: Guldner-yes; Capobianco-yes; Firmin-yes; Zitton-yes; Perreault-yes; motion approved.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Melanie Rich
Committee Secretary