



Town of Northborough

Office of the Town Engineer

63 Main Street

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Groundwater Advisory Committee

August 14, 2018

Conference Room B

7:00 p.m.

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

Absent: Tim Kaelin (Board of Selectmen); Tina Hill (Board of Health)

Also Present: Fred Litchfield (Town Engineer); George Pember, Marshall Gould, Vito Colonna

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

7:10 p.m. To consider the petition of Abu Construction, Inc. for a Special Permit from Sections 7-07-010 D.(3)(c)[6], Groundwater Protection Overlay District, to allow the construction of a two family home Residential C Zoning District and Groundwater Protection Overlay District Area 3, on the property located at 222 West Main Street (Map 75, Parcel 170).

Applicant: Abu Construction, Inc.

Representative: Connorstone Engineering, Inc.

Vito Colonna (Connorstone Engineering) was present. The proposed project includes the removal of the existing structures and the construction four duplexes (8 total units) on four separate lots. Access is off of Lincoln Street with a common driveway 400-feet long. He explained where the Groundwater 3 District runs through the site; the majority of the site is outside the District. Utilities will come off Lincoln Street; there are no issues with septic loading. Most of the runoff goes to Lincoln Street or West Main Street; there is no current collection there. They are proposing an infiltration basin and two dry wells. Some soil testing was not good (till material); further down it turned into sand. The structures are sized to mitigate the 100-year storm. The site will be lined with straw wattles and silt fence. Construction entrance will be off of Lincoln Street.

Mr. Colonna said currently there is an existing sewer line. They will put a new manhole inline and extend an 8" main up into the site. Each unit will have its own connection into the sewer main. The water service itself is an existing main on Lincoln Street. They will extend an 8" water main up into the site to a hydrant and progress up with a 6" main; each unit will tap off of that. Ms. Guldner asked if they considered icing on Lincoln Street. Mr. Colonna said they look at drawdown calculations to see how long it takes to de-ice (usually 72 hours). He said based on the soils, it will draw down in less than one day. Mr. Litchfield commented that although it is a common driveway, he suggested they

create a low point before it gets to Lincoln Street so there will be low flow prior to discharge to Lincoln Street. The Homeowners Association will be responsible for maintenance.

Mr. Colonna had no concerns with Mr. Litchfield's comment letter.

Ms. Guldner made a motion to adopt the recommendations in Mr. Litchfield's letter of August 13, 2018 and to recommend approval to the Planning Board for endorsement of the Special Permit; Mr. Firmin seconded; all agreed; motion approved.

7:15 p.m.

To consider the petition of 318 Post Road Corp. for a Special Permit from Sections 7-07-010 D.(3)(c)[5], Groundwater Protection Overlay District, to allow the existing multi use building at 318 Main Street to be altered to include a dental office in the Groundwater Protection Overlay District Area 3, on the property located at 318 Main Street (Map 47, Parcel 93).

Applicant: 318 Post Road Corp

Representative: Marshall A. Gould, Esquire

Dr. Lavana, her husband, and Mark and Cheryl Fitzgerald, Leasing Agents for Capitol Group Property were present. Attorney Gould said the Lavana's are opening a Family Dental Group of Paxton in Northborough. They have been before the board for other uses in the building. The general dentistry practice will be going into the building. There will be one dentist, one hygienist and one receptionist. There is nothing that a dentist uses today that would go into groundwater and be injurious to the water supply or to the earth that it goes into. They have emailed the Material Safety Data Sheets. The equipment that goes into a dental practice is basically self-contained equipment; the pump is cleaned out once a month and taken offsite by a company; it does not go into the water supply or septic system. The Board of Dentistry and the Dental Board of Regulations are extremely strict; they are conscientious to make sure dentists follow the guidelines that are not just for the protection of patients, but for the protection of the environment as well. The water usage may be less than what the prior tenant used. Using the DEP gallonage charts, the dentist office will be using approximately 6,100 gallons per day; the system is sized for 9,000 gallons per day.

Ms. Guldner made a motion to recommend approval to the Zoning Board of Appeals; Mr. Firmin seconded; all agreed; motion approved.

8:00 p.m.

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 the property is on the curve where Hudson Street curves and becomes Solomon Pond Road. Some of the work on the ground has been done. The property is within the Groundwater 3 area. He said they made a representation that this at one point was a multi-family house, but it was hard to tell the timeframe as to when. The

house was built in 1800. Because of costs, his client wants to convert it into a two-family house. From the groundwater perspective, it has a horseshoe driveway; some asphalt will be removed. The swimming pool on the concrete pad will be removed. A substantial amount of impervious area has been removed, or will be removed before they are through. He did not have a formal site plan tonight.

Mr. Litchfield's 8/13/2018 comment letter was addressed. With regard to post-development net runoff not exceeding existing conditions by more than fifteen percent or such that the impervious cover of the building lot is increased over the existing conditions by no more than fifteen percent, Mr. Pember said it will have to be certified by a civil engineer. Mr. Pember explained the asphalt that will be removed and where the overflow parking will be because of a safety issue. He explained the potential layout of the two-family house. Each apartment will have three bedrooms; they will be adding one kitchen. Mr. Pember said it is helping the groundwater; it has a cesspool. The letter talks about onsite sewerage; Mr. Pember said there is no onsite sewerage; it is connected to town sewer already. The application indicates that the impervious cover will be reduced, but no formal site plan has been submitted. They have not submitted the list of hazardous materials; it is a residential project, there will be no hazardous materials. Mr. Pember will submit a statement to that fact when he submits the site plan. The assessors say it is a multi-family; it is not known how many family units it was. The existing home had two dangerous entrances onto Solomon Pond Road and Hudson Street that were eliminated but no plan was provided to indicate how the site would be accessed. A request for a variance for lot area required is not typically recommended for approval unless the project is connected to town sewer, which this project is, but there are significant questions that could be answered with a proper site plan and the associated calculations. Mr. Pember said the proposed project reduces the impervious cover and is connected to town sewer, the impact is significantly reduced.

Mr. Litchfield said the reason he was looking for documentation when it was a multi-family so we could determine if there was some reasonable expectation of grandfathering. He said if the use has not been kept up for two years, and it changes from single-family to multi-family for many years, it would be considered abandoning the multi-family part and is considered a single-family, which it is. Mr. Litchfield said if the duplex is approved, they would have to pay one-half betterment for the other unit for sewer, and an additional one-third for water. The board has to consider if they are willing to accept the variance request from 40,000 square feet to 21,000 square feet. Typically it is not something the board would recommend approval for unless it is connected to town sewer, but the 40,000 square feet is there for a reason. He is connected to town sewer. Mr. Litchfield said if all the impervious area is eliminated and the house is recharged, you could see a significant decrease in impervious cover and replenishment of the groundwater.

Ms. Capobianco made a motion to recommend approval to the ZBA to grant the variance for the area pending the site plan submission and Mr. Litchfield's favorable review; Mr. Firmin seconded; all voted in favor; motion approved.

8:30 p.m.

To consider the petition of Brady Otey for a Variance and Special Permit from Sections 7-07-010 D.(3)(c)[6], Groundwater Protection Overlay District, to allow the renovation and conversion of an existing single family home to a two family home located in the Business East Zoning District and Groundwater Protection Overlay District Area 3, on the property located at 19 East Main Street (Map 53, Parcel 101).

Applicant: Brady Otey

Representative: George E. Pember

Mr. Pember provided the board with the assessor's information on the house. As of 1999, the property was used as a two-family. The site plan was reviewed. The new owner put in a new septic system that is designed for five bedrooms. He redesigned the house for three bedrooms; one unit will have two bedrooms, the other will have one bedroom. The footprint of the building has not changed.

Mr. Litchfield's comment letter was addressed. With regard to the project not including any computations necessary to verify that it meets the requirements which states a Special Permit may be granted for two-family and multifamily residential development on lots of at least 20,000 square feet and exceeding the impervious cover, Mr. Pember said they have not changed the exterior; everything remains the same size. Regarding the impact on the groundwater, they could build a single-family five bedroom or restrict themselves to a two-family three bedroom. The application does indicate the impervious cover is not proposed to be increased over the existing condition; however, there does not appear to be adequate parking and some additional impervious cover will be required. Mr. Litchfield said there may be additional parking for the two-family which require them to add impervious cover in the future if the permit is approved. Mr. Pember said if they have to increase the parking area, it would have to be paved. Mr. Litchfield said the 15% over existing conditions is provided the lot did not change as of 1986. There would be some room left without exceeding the 15%. Regarding toxic or hazardous materials, it is proposed as a residential use. Sewer is not immediately available for this project; they have a septic system designed for five bedrooms.

Mr. Litchfield said there is not sufficient area, they cannot meet the septic loading requirement of the Groundwater Bylaw for a two-family, but there is a new septic system. It comes down to the board's confidence with the deed restrictions to limit the number of bedrooms. Not every variance has to be granted. The site plan does not show the septic loading, impervious cover, and there are no calculations. The board will require a revised plan to be reviewed by the Town Engineer to his satisfaction as required by the bylaw.

Mr. Firmin motioned to recommend approval for the Variance for the area and the septic loading, a Special Permit for a two-family, and a deed restriction limiting the occupancy of the house to three bedrooms total. It will be in the ZBA's Decision which is recorded and be given to the Building Inspector prior to the issuance of a Certificate of Occupancy. Ms. Guldner seconded; all voted in favor; motion approved.

Old/New Business:

The next meeting will be held September 11, 2018, if required.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Fred Litchfield
Town Engineer