



GAC Minutes
APPROVED
3/10/2020

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

February 11, 2020

Conference Room B

7:00 p.m.

Present: Amy Poretsky (Planning Board), Bryant Firmin (Water and Sewer Commission), Theresa Capobianco (Board of Health); Diane Guldner (Conservation Commission)

Absent: Jason Perreault (Board of Selectmen)

Also Present: Fred Litchfield (Town Engineer); Audience Attendees (see attached sign in sheet)

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

7:00 p.m. Informal Discussion – George Pember to discuss a potential variance petition for the property located at 10 Davis Avenue.

The property is located at the intersection of Davis Avenue and Saddle Hill Road. His clients would like to build on the lot at 10 Davis Avenue. They thought the lot was protected from the impact of the Groundwater Bylaw because it was a separate lot before the adoption of the Bylaw. However, they were informed that it was in common ownership with an adjacent lot and lost its grandfather protection. They will have to obtain a variance from the ZBA because the lot is substantially smaller than the 80,000 square feet called for under the Groundwater Bylaw. They are looking to get a feel from the Groundwater Advisory Committee as to the steps that they need to take to get a favorable recommendation from the Committee.

Mr. Litchfield explained that the Bylaw was adopted May 19, 1986; prior to that there was a subdivision plan on the corner of Davis Avenue and Saddle Hill Road; this lot was not part of the subdivision because it had frontage on Davis Avenue, not Saddle Hill Road; it was created after the deed was created. Since then, there is town sewer there; an applicant can ask for a variance on the lot area if the lot is connected to sewer. Because there are flood plains and wetlands, the actual buildable area is limited.

Attorney Pember said they would have to get permission from the Conservation Commission to bring fill in. Mr. Litchfield said there are some resource, riverfront, and buffer zone areas. They would like an opinion from the Committee before proceeding further. Would the Committee as a group support a variance knowing it is approximately 25% of the required lot area, but would be connected to town sewer? A straw poll opinion of the Committee was in support. Mr. Litchfield said that the floodplain is

something they could work with and create compensatory storage and suggested they consult and engineer.

7:25 p.m. **(Continued)** To consider the petition of Isomedix Operations, Inc., for a Special Permit with Site Plan Approval and a Special Permit per Groundwater Protection Overlay District, to construct two additions to the existing building on the property located at 425 Whitney Street, Map 15, Parcel 8 in the Industrial District and located entirely within Groundwater Protection Overlay District Area 3.

Applicant: Isomedix Operations, Inc.
Representative: VHB Engineering

Rich Whitehouse (VHB) Keith Burnett (Steris) were in attendance tonight to discuss the chemical list only. They previously provided a list of chemicals to be stored; since then the list has been refined and a revised list was sent to Mr. Litchfield. The 110 gallons of transformer oil has been removed; there are still some quantities of acetone and methanol, as well as small cans of cleaning products. Mr. Litchfield wanted to make sure there is enough storage for containment of the chemicals listed. Ms. Guldner asked if there were trained personnel for clean-up of a potential spill. Mr. Burnett said most of the chemicals are aerosols and lubricants to keep the equipment running. They do not have the cabinet; the building has not yet been designed. Mr. Litchfield said the quantity was reduced from 112 gallons to less than 20 gallons. His concern was the physical space that would fit in one cabinet and have containment in the bottom inside the cabinet that can be closed in case of a spill. The Committee could word the condition for the Planning Board that it be a cabinet suitable for the list of chemicals and the containers they come in, and the cabinet floor maintain a volume of at least 20 gallons; any permit from the Planning Board would limit them to the 20 gallons. Mr. Litchfield said all issues have been addressed.

Ms. Poretsky asked if they were using Ready Mix trucks and was told yes. Mr. Burnett said the washout basin is for washing trucks; it is an ongoing discussion with the Conservation Commission. Mr. Litchfield said a specific sequence of events and guidelines will be written and reviewed by the staff. Mr. Litchfield recommended that the applicant shall verify the cabinet can fit the entire list of items as submitted in the January 22, 2020 letter and also contain the total volume, and be reviewed by the Town Engineer prior to issuance of a Building Permit; all prior conditions will be added. Ms. Poretsky moved the motion; Ms. Capobianco seconded; all voted in favor; motion approved.

7:40 p.m. To consider the petition of The Gutierrez Company, for Site Plan Approval and a Special Permit per Groundwater Protection Overlay District, to construct a 150,900 s.f. distribution center/industrial warehouse on the property located at 0 Bartlett Street, Map 51, Parcel 3 and Map 66, Parcel 5 in the Industrial District and located within Groundwater Protection Overlay District Area 3 and Groundwater Protection Overlay District Area 1.

Applicant: The Gutierrez Company
Representative: Allen and Majors Associates, Inc.

The applicant requested a continuance to the March 10, 2020 meeting; they are continuing to work on the redesign. Ms. Guldner made a motion to accept the request for continuance; Ms. Capobianco seconded; all voted in favor; motion approved.

Old/New Business:

Ms. Poretsky made a motion to approve the December 4, 2019 Meeting Minutes with changes noted; Ms. Capobianco seconded; all voted in favor; motion approved.

March 10, 2020 was confirmed as the next meeting date.

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

Respectfully submitted,

Melanie Rich
Committee Secretary