



GAC Minutes
APPROVED
9/8/2020

Town of Northborough

Office of the Town Engineer

63 Main Street

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Groundwater Advisory Committee

July 14, 2020

Remote Zoom Meeting

6:00 p.m.

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

Members Absent: None

Attendees (Remotely): Richard R. Riccio (Field Engineering)

Mr. Perreault called the Zoom meeting to order at 6:03 p.m. and announced that the meeting was being conducted remotely consistent with Governor Baker's Order of March 12, 2020 due to the current state of emergency in the Commonwealth due to the outbreak of the COVID-19 virus. In order to mitigate the transmission of the virus, we have been advised by the Commonwealth to suspend all public gatherings and, as such, the Governor's Order suspends the requirements of the Open Meeting Law to have all meetings in a publicly accessible physical location. Further, all members of public bodies are allowed and encouraged to participate remotely. The Order on the posted Agenda allows the public bodies to meet entirely remotely so long as reasonable public access is afforded so the public can follow along with the deliberations of the meeting. This meeting will not feature public comment. The process for the meeting was explained.

Member and Staff roll call was taken: Jason Perreault; Amy Poretsky; Theresa Capobianco; Diane Guldner; Bryant Firmin; Fred Litchfield (Town Engineer); David Kane (GIS Director/Host); John Sabatini (Assistant GIS Director); Melanie Rich (Committee Secretary)

6:00 p.m. To consider the petition of New England F.C., for Site Plan Approval and a Special Permit per Groundwater Protection Overlay District, to construct an indoor and outdoor soccer facility with supporting office space at 400 Cedar Hill Street, Map 67, Parcel 4, in the Industrial District and located within Groundwater Protection Overlay District Area 3.

Applicant: New England F.C.

Representative: Richard R. Riccio, III, P.E.

Mr. Litchfield explained that the meeting is in regard to the indoor/outdoor soccer facility proposed at 400 Cedar Street. It was originally filed under the Dover Amendment which eliminated the need to come before the Committee. He reviewed the plan relative to the Groundwater Sections of the Bylaw. The applicant decided to pursue the Special Permit and not pursue the Dover Amendment.

Mr. Riccio (Field Engineering) showed the site; it is an existing vacant lot. Proposed is an outdoor turf soccer field and indoor soccer field with office/meeting space; it will be the home base for training and performing club activities. The site is serviced by two curb cuts; has approximately 130 parking spaces; paved services will flow through a stormwater management system which consists of a water quality inlet to an infiltration basin. The front portion of the property will go to the smaller basin and the side portion will go to the larger basin in the back. They propose to recharge all of the roof drainage into the large basin. The artificial turf has a crushed stone bed under it; any runoff will flow through the sand base to a crushed stone bed. The building will be serviced by existing sewer on Bartlett Street. Regarding some of the requirements to the Groundwater Protection District, there are no proposed hazardous chemicals on the property, only household chemicals to clean offices/bathrooms; no subsurface tanks are proposed on the site. Mr. Riccio submitted information with the volume runoff calcs to indicate there is no increase in the rate or volume of runoff leaving the facility; all impervious areas will go through one of two infiltration basins. Separation to groundwater under the basins at the shallowest point is over 5-feet in the smaller basins. The project has been approved by Conservation; an Order of Conditions was issued covering the Operation & Maintenance Plan for the stormwater management system as well as the outdoor turf field. Mr. Riccio said it was originally filed with the Planning Board as a Site Plan Review; the use could be considered an educational use under the Dover Amendment. During the process, the applicant was informed that there is a proposed zoning article to approve indoor recreational use as an allowed use by right in this district. Rather than proceed further with the Dover Amendment, they resubmitted to the Planning Board as a Special Permit through Groundwater Overlay District and will be before the Planning Board on July 21st. As of the last meeting, the Planning Board was satisfied with the site plans but wanted more information from the club about qualifying under the Dover Amendment.

Mr. Perreault commented that there is a Zoning Bylaw before the upcoming town meeting and questioned the timing. Mr. Riccio said that was the intent of the process they are going through now. The attorney advised that could happen at the Planning Board level. The Building Permit could not be issued until the Bylaw is ratified and approved by the Attorney General. He did note that the Building Inspector agreed that it did qualify under the Dover Amendment. With the timing of the town meeting, it seemed the better/smoothen way to go.

Committee members were asked for comments. Ms. Poretzky, in looking at the drainage in the back, asked if it will empty out, not pool, and maybe a fence was needed. Mr. Riccio said the ponds have been sized to drain dry and will drain within 72 hours; they are only 2-3 feet in height (maximum) at the peak of a storm. Mr. Perreault asked if there was fencing or any other protective measures around the basins since there will be children on the field. Mr. Riccio said there is nothing presently proposed around the ponds; they will drain within 72 hours and have accessible ramps for maintenance; if the board wants a barrier around them, they could consider it. Mr. Litchfield said the drainage is designed that way. Fences actually keep adults out and could be problematic in the event of a potential rescue.

Ms. Capobianco asked Mr. Litchfield if there were any outstanding concerning issues regarding groundwater. Mr. Litchfield spoke with Mr. Riccio today about missing items; they were submitted, verifying the required sections of the bylaw. It is a simple impervious cover calculation; the site is vacant and wooded and, because he is recharging all of the rooftop and the area coming from the field, he meets the impervious cover calculations. Mr. Litchfield's July 14, 2020 review memo said the applicant should not stockpile road salt or sand; the building should be heated by natural gas; and should be connected to town sewer. Mr. Perreault asked if the left entrance was supposed to be bi-directional. Mr. Riccio explained that the original plan had an in and out at both entrances; they changed it to be an entrance only. The exiting traffic will be as far away from the intersection as possible. Mr. Perreault asked if there would be any cleaning of the indoor/outdoor fields and what type of chemicals would be used. Mr. Riccio said only water is used; no cleaning chemicals or hazardous materials will be placed on the field; they do groom the field with a brush to rejuvenate it.

Mr. Litchfield said to be included in the approval are (1) a minimum of two permeable tests to be performed within the area to be utilized for infiltration in order to verify all assumptions made in the design of the system; (2) the building should be heated by natural gas; (3) no road salt or sand should be stockpiled on the site; (4) as-built is to be submitted; (5) Stormwater O&M Plan submitted; (6) a completed O&M inspection report submitted; (7); any changes during this process or the Planning Board approval process will require a plan to be submitted by the applicant showing all the changes which will be reviewed/confirmed by the Town Engineer prior to obtaining a building permit. The as-built preparer is required to list any changes that were implemented in field.

Ms. Capobianco made a motion to recommend approval subject to the Town Engineer's specified conditions; Ms. Poretsky seconded; roll call vote: Firmin-aye; Guldner-aye; Poretsky-aye; Capobianco-aye; Perreault-aye; motion approved.

Mr. Perreault made a motion to approve the March 10, 2020 meeting minutes as amended; Ms. Capobianco seconded; roll call vote: Firmin-aye; Guldner-aye; Poretsky-aye; Capobianco-aye; Perreault-aye; motion approved.

Ms. Capobianco made a motion to approve the June 24, 2020 meeting minutes; Ms. Poretsky seconded; roll call vote: Firmin-aye; Poretsky-aye; Capobianco-aye; Perreault-aye; motion approved (Guldner abstained).

August 11, 2020 was confirmed as the next meeting if needed.

Ms. Capobianco made a motion to adjourn; Ms. Guldner seconded; roll call vote: Firmin-aye; Guldner-aye; Poretsky-aye; Capobianco-aye; Perreault-aye; motion approved. The meeting was adjourned at 6:35 p.m.

Respectfully submitted,

Melanie Rich
Committee Secretary