

RECEIVED

By Karen Wilber, Town Clerk's Office at 8:54 am, Oct 18, 2021

GAC Minutes
APPROVED
9/14/2021



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

April 13, 2021

Remote Zoom Meeting

6:00 p.m.

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

Members Absent: Theresa Capobianco (Board of Health)

Attendees (Remotely): Fred Litchfield (Town Engineer), Peter Bemis (Engineering Design Consultants), Vito Colonna (Connorstone Engineering)

Mr. Perreault called the Zoom meeting to order at 6:06 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 and directed 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 (Chair); Amy Poretsky; Bryant Firmin; Diane Guldner; Fred Litchfield (Town Engineer)

To consider the petition of Quality Framing Contractor, Inc., for an amendment to Special Permits in the Groundwater Protection Overlay District for construction with a revised Architectural Plan for the approved two-family dwelling on the property located at 399 Hudson Street, Map 30 and Parcel 81, in the residential C Zoning District and located entirely within Groundwater Protection Overlay District Area 3.

Applicant: Quality Framing Contractor, Inc.

Representative: Peter Bemis, Engineering Design Consultants, Inc.

Peter Bemis participated. The application was before the Committee late last year. The Committee gave their recommendation and it was approved by the Planning Board and the ZBA. It is before the Committee again because the architecture was revised. The new owner opted not to go with the approved plan. The plan now has a smaller footprint a smaller structure with a better roof line and elevation to the

street. They have met with the Design Review Committee and a favorable recommendation was provided to the Planning Board and ZBA. Regarding groundwater, the coverage of the building has been reduced by approximately 600 square feet. The same infiltration drainage system will be installed. The driveway will be altered slightly; there will be fewer turning movements. It is a better overall project.

Mr. Litchfield prepared and read his comment/review memo dated April 12, 2021; the comments are the same as the previous review memo. The driveway access is improved. It has not changed in terms of groundwater and the applicable regulations. For the purpose of the meeting, Mr. Litchfield read the letter and commented that in item 1) The applicant needs to provide a statement certifying that the quality and supply of the underlying groundwater resources will not be degraded to the point whereby a hazard to the public or ecological damage results. In item 6) Mr. Litchfield explained that the blank inspection report is for the homeowner when the engineer finishes the project so they will know what to be aware of and have a contact. The ZBA is meeting tomorrow; if the Committee makes a decision tonight, he will prepare a letter indicating how the Committee voted and forward it to them.

With regard to the Operation & Maintenance Plan, Mr. Perreault asked if there was any provision in the ownership documents for the two units in terms of maintenance required. Mr. Bemis said a document was provided with the application. Mr. Litchfield said because of the layout, it should be straightforward to assign responsibility to each unit.

The Chair asked for Committee comments. Ms. Guldner asked if the town had discussed a way to track Operation & Maintenance Plans. Mr. Litchfield said at this time there is nothing in place formally but something the town is contemplating. Ms. Poretsky commented that it is a special permit amendment and asked if the reason they are back is because of the design only. Mr. Bemis said yes. Mr. Litchfield would write a letter of recommendation of approval of an amendment to the special permit to reference all the same conditions and the new plan. Mr. Perreault had no issues since the functionally has not changed with respect to groundwater.

Mr. Perreault said in recent discussions the Groundwater Advisory Committee has taken a stance that although the bylaw that applies to the project might be broader, the work of this Committee will tend to focus more on the technical details relating to groundwater protection; that is the scope of the Committee's review. There may be other considerations that the permit granting authority may take into consideration. This Committee only provides a recommendation to the permit granting authority; the Committee is not an authority and does not issue approvals. The Committee is giving a recommendation only; it is up to the permit granting authority to make a final determination with that input.

Ms. Guldner made a motion to recommend approval for 399 Hudson Street with the specified conditions and consideration of the amendment associated with the project; Mr. Firmin seconded; roll call vote: Guldner-aye; Firmin-aye; Poretsky-aye; Perreault-aye; motion approved.

To consider the petition of MA Group Real Estate, LLC., for a Special Permit in the Groundwater Protection Overlay District for the construction of a proposed Vertical Mixed-Use building on the property located at 90 West Main Street, Map 62 and Parcel 59, in the Downtown Business Zone and partially located within Groundwater Protection Overlay District Areas 2 and 3.

Applicant: MA Group Real Estate, LLC.

Representative: Vito Colonna, PE., Connorstone Engineering, Inc.

Vito Colonna (Connorstone Engineering) participated. It is a one-acre lot with an existing two-family home with a garage in the back; both were built around 1945 based on property records. To the rear is Cold Harbor Brook. There are wetlands and floodplains that encompass a portion of the back lot; it is a split zone; groundwater area 2 to the rear of the site and groundwater 3 to the front of the site; total

impervious is 7,300 square feet which includes the two structures and driveway that goes behind the house. MassDOT has a drainage easement that runs through the site that carries all the road runoff from West Main Street and discharges next to the existing garage. They propose to remove the structures and pavement and construct a mixed-use building with parking and driveway access; it will all be in zone 3; the back (near zone 2) will be left to become a natural state. The building will have commercial on the first floor and residential on the upper floor (two 3-bedroom units and one 2-bedroom unit); proposed impervious is 9,685 (an increase of 2,300 square feet). A roof drain drywell under the parking is proposed to offset that. It is sized for a 100-year storm. The parking area is graded to a stormceptor water quality treatment device before it gets discharged to the rear of the site. Three test pits were done; soils were favorable; good gravel; there was high groundwater in the back; they did get the separation required.

Mr. Litchfield prepared and read his comment/review memo dated April 12, 2021. The project does meet the bylaw sections that they filed under; it is going to be served by town sewer. Mr. Litchfield commented that in item 2) The project narrative said impervious areas were constructed prior to 1986; evidence will need to be submitted for confirmation. Mr. Colonna has been before Conservation Commission but an Order of Conditions has not yet been issued. In item 6) Mr. Litchfield said he did not see the outline of the roof structure that goes to the infiltration on the architectural drawings. Mr. Colonna was told to inform the person doing it what they need to do. In item 8) Mr. Litchfield said because the amount of traffic is changing, they need to either obtain a new permit from MassDOT or get a letter from them stating a new permit is not necessary.

The Chair asked for Committee comments. Mr. Firmin said there is a right-of-way to an easement from MassDOT for a drainage conduit and asked what depth it is and will it interfere with any construction. Mr. Colonna said it splits the site; they had to add cover over it because it was so shallow under a previous Order of Conditions. They will notify MassDOT when they apply for the access permit. Mr. Perreault asked if there was any actionable condition or only the detail of the project procedure. Mr. Litchfield said it is more of an acknowledgement that the easement is there and the pipe is located within the easement. If MassDOT is amenable to moving the drainage pipe and relocating the easement, it would be more of a paperwork issue than construction issue. The applicant has worked around it and everything in the parking lot is above which gives more coverage over the pipe. Mr. Colonna said there were so many steps involved they decided to design around it. Ms. Poretsky asked if all the impervious numbers were checked with the roof drains. Mr. Litchfield explained how it worked for projects with impervious cover prior to 1986. He has reviewed the impervious cover calculations and the drainage calculations; they are all good. She would like to have the applicant show the drawing with the drainage on the building to Mr. Litchfield. He said it will be noted in the comment letter to both boards. It will be up to the applicant if they have time to address the drawings prior to hearing. It can be made a condition; it is easily verifiable. If it is not on the drawings it can be caught during the construction.

With no further comments or concerns, Ms. Guldner made a motion to recommend approval for 90 West Main Street and to consider Mr. Litchfield's comments and discussions tonight; Mr. Firmin seconded; roll call vote: Guldner-aye; Firmin-aye; Poretsky-aye; Perreault-aye; motion approved.

As with the previous applicant, Mr. Perreault said the Groundwater Advisory Committee tends to focus more on the technical details relating to groundwater protection; that is the scope of the Committee's review. There may be other considerations that the permit granting authority may take into consideration. This Committee only provides a recommendation to the permit granting authority; the Committee is not an authority and does not issue approvals. The Committee is giving a recommendation only; it is up to the permit granting authority to make a final determination with that input.

Old/New Business:

Review and Approve Minutes of February 18, 2021 – Ms. Poretsky made a motion to approve the February 18, 2021 meeting minutes as amended; Ms. Guldner seconded; roll call vote: Guldner-aye; Firmin-aye; Poretsky-aye; Perreault-aye; motion approved.

The next meeting was tentatively scheduled for May 24, 2021. Mr. Litchfield will check for other available dates and inform the members.

Ms. Guldner made a motion to adjourn; Mr. Firmin seconded; roll call vote: Guldner-aye; Firmin-aye; Poretsky-aye; Perreault-aye; motion approved.

The meeting was adjourned at 6:53 p.m.

Respectfully submitted,

Melanie Rich
Committee Secretary