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EWB Minutes
APPROVED
December 8, 2022

Town of Northborough

Office of the Town Engineer

63 Main Street

Northborough, Massachusetts 01532-1994
(508) 393-5015 Office (508) 393-6996 Fax

Earthwork Board Remote Meeting Minutes October 27, 2022 6:00 p.m.

Members/Staff Remote: Chris Deacetis, Tony Pini, Tom Beals, Ronald Doucett, Fred Litchfield (Town Engineer)

Members Absent: Janet Sandstrom (Chair)

Attendees Remote: Vito Colonna (Connorstone Engineering)

Mr. Litchfield opened the remote meeting at 6:05 p.m. and announced that the open meeting of the Northborough Earthwork Board is being conducted remotely pursuant with Chapter 22 of the Acts of 2022, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency signed into law July 16, 2022. All members of the Earthwork Board are allowed and encouraged to participate remotely. This Act allows the Earthwork Board 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 feature public comment. The process was explained.

Member & Staff Roll Call: Tom Beals, Chris Deacetis, Ronald Doucett, Tony Pini; Fred Litchfield (Town Engineer), Melanie Rich

Review Meeting Minutes of June 8, 2022 – Mr. Pini made a motion to approve the Meeting Minutes of June 8, 2022; Mr. Doucett seconded; roll call vote: Beals-abstained; Deacetis-yes; Doucett-yes; Pini-yes; motion approved.

Public Hearing(s)

Renew Permit:

Monocled Tycoon Realty Trust, Inc
100 Bearfoot Road
Map 28, Parcel 43

Vito Colonna (Connorstone Engineering) was in attendance. There is an existing warehouse in the center of the site with access off Bearfoot Road with a parking area above; there is a loading dock and warehouse space on the lower level; the entire perimeter of the site is wooded. The proposed plan is to add an addition to each side of the building. The existing front parking area will be maintained; the sidewalk will be reconstructed for ADA compliance; the driveway where one of the additions is proposed will be relocated over to the side; the back parking will stay with more parking and pavement added. There will be a large underground infiltration system in the back for stormwater mitigation (currently there is no stormwater system other than a roof drain connection to the street drain). Treatment is with stormceptors (approximately 95% TSS removal). There is a second system in the front to collect runoff before it could get to Bearfoot Road which is sized to infiltrate the 100 year storm. There will be approximately 9,800 cubic yards of material coming off the site. Test pits were done on most of the site; Mr. Colonna explained where the shallow ledge areas were. The overall disturbance is approximately 120,000 square feet. They have been to the Conservation Commission for a Land Disturbance and Stormwater Permit hearing where the phasing and erosion controls that will be implemented during construction were discussed. There is a condition that the phasing plan be submitted by the Site Contractor prior to the start of construction to review how it will be phased so the whole site is not open at one time. They did receive Site Plan Approval from the Planning Board and filed an RDA with the Conservation Commission to confirm the wetland delineation.

Mr. Doucett asked why they would be storing snow near the driveway going out towards Bearfoot Road. Mr. Colonna explained that was only anticipated where they would plow it when they do the driveway; it isn't intended to be stockpiled. Mr. Litchfield said last year at town meeting they adopted a Land Disturbance and Stormwater Bylaw that's administered through the Conservation Commission. It's required for any project that exceeds one acre of land disturbance. Included in the criteria requirements is information about erosion control, stormwater management during and after construction, and stabilization. As part of the Land Disturbance Permit (which they did receive this week), they were required to post a bond. Mr. Litchfield said he and the Conservation Agent worked together so it would include what the Earthwork Board would require as well as Conservation requirements. The Land Disturbance Permit they have included a bond of \$14,500 (which is similar to what he would have done for the Earthwork Board). It's a scenario that wasn't anticipated when the bylaw was adopted at town meeting. Mr. Litchfield recommended issuing an Earthwork Permit for this site without a bond because it is already administered by the Conservation bond; he didn't think it was fair to make them bond the same activity twice. At the next town meeting it will be revised to include an exemption for any project that is disturbing more than one acre and obtains a Land Disturbance and Stormwater Management Permit from the Stormwater Authority which is the Conservation Commission. The Earthwork Permit will only indicate the normal activities the Board requires: hours of operation, compacted loam shall be placed on all areas, the number of cubic yards of material that can be removed or brought onto the site, limit the disturbed area, tire scrubbers, the as-built plans, and indicate that the bond was not required due to the existence of the Land Disturbance and Stormwater Management Permit that was issued as Permit #22-03 from the Conservation Commission.

Mr. Litchfield asked for public comment; there was none. Mr. Beals made a motion to close the hearing; Mr. Doucett seconded; roll call vote: Beals-yes; Deacetis-yes; Doucett-yes; Pini-yes; motion approved. Mr. Beals made a motion to issue Earthwork Permit #2022-8 for 100 Bearfoot Road with no bond; Mr. Doucett seconded; roll call vote: Beals-yes; Deacetis-yes; Doucett-yes; Pini-yes; motion approved.

Bond Release/Reduction Discussions:

41 Lyman Street – Mr. Beals made a motion to release the \$14,500 Cash Bond for 41 Lyman Street; Mr. Doucett seconded; roll call vote: Beals-yes; Deacetis-yes; Doucett-yes; Pini-yes; motion approved.

50 Southwest Cutoff – Mr. Deacetis made a motion to release the \$5,000 Cash Bond for 50 Southwest Cutoff pending receipt of the as-built plan; Mr. Pini seconded; roll call vote: Beals-yes; Deacetis-yes; Doucett-yes; Pini-yes; motion approved.

30 Bearfoot Road – Mr. Pini made a motion to release the \$3,000 Cash Bond for 30 Bearfoot Road; Mr. Beals seconded; roll call vote: Beals-yes; Deacetis-yes; Doucett-yes; Pini-yes; motion approved.

5 Goddard Road – Mr. Doucett made a motion to release the \$15,000 Performance Bond for 5 Goddard Road; Mr. Beals seconded; roll call vote: Beals-yes; Deacetis-yes; Doucett-yes; Pini-yes; motion approved.

The next meeting was scheduled for Thursday, December 8, 2022.

Having no further business to discuss, Mr. Pini made a motion to adjourn; Mr. Doucett seconded; roll call vote: Beals-yes; Deacetis-yes; Doucett-yes; Pini-yes; motion approved.

The meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Melanie Rich
Board Secretary