



APPROVED
8/15/2018

Town of Northborough

Earthwork Board
Meeting Minutes
Wednesday, May 16, 2018
63 Main Street
Selectmen's Meeting Room
7:00 PM

Members Present: Janet Sandstrom (Chair), Fred Philcox, Anthony Ziton, Tom Beals

Members Absent: Tony Pini

Others Present: Fred Litchfield (Town Engineer), see attached Sign-In Sheet

At 7:00 p.m. Ms. Sandstrom called the meeting to order.

Review Meeting Minutes of April 18, 2018 – Mr. Philcox made a motion to approve the April 18, 2018 Meeting Minutes; Mr. Ziton seconded; all voted in favor; motion approved.

Public Hearing – New Permit (Modifications):

Yarnie Property Management
89 West Main Street
Map 62, Parcel 64

Mike Sullivan (Connorstone Engineering) was present. The proposed building will be a vertical 46' x 96' for mixed use. There will be a subsurface drainage system underneath the parking lot in the front. The grade has approximately a 40-foot elevation difference from the back of the parking lot to the street; there will be a considerable cut both in the building area as well as the rear parking lot. There will be a 1:1 riprap slope in the rear (they are preserving approximately 70-feet to the rear of the property). He showed the proposed entrance and parking for the apartments as well as the retail space. The stormceptor runoff will go into the infiltration basin and drainage basin. The net export of fill will be 7,100 cubic yards and the disturbed area will be 32,500 square feet. The fill will be taken off site; there is no storage on site. There will be a 20-foot cut into the hill. Mr. Ziton asked if the grade in the back is less slope than the building next door. Mr. Sullivan explained the others left it grass; they will riprap the 1:1 slope. He said the wall from the road is 200'. They have ZBA approval. They would like to start as soon as possible but are waiting for approval from the state because they are tying into it their system. He was asked if the trees on Monument Drive will be taken down. Mr. Sullivan said approximately 200 trees from West Main Street will be removed.

Mr. Beals asked if the board would require a preconstruction meeting with the contractor given the soil characteristics and the problems encountered next door. Mr. Litchfield believes it is part of the ZBA Decision and, if not, will make it a requirement prior to any utility connections. A condition can be also included on the Earthwork Permit. Mr. Beals made a motion to issue an Earthwork Permit for 89 West Main Street with a bond amount of \$2,500 (\$7,500 in total); Mr. Philcox seconded; all voted in favor; motion approved.

Public Hearing – New Permit:

Northborough Land Realty Trust
301 Bartlett Street
Map 66, Parcel 5

Scott Weiss (The Guterrez Group, Owners of Northborough Land Realty Trust) and Robert Weidknect (Beals & Thomas) were in attendance. Abutter notifications were sent, but no green cards came back. Mr. Weiss explained the location of 301 Bartlett Street. They do have an Earth Removal Permit in place and construction has started. Mr. Litchfield explained that it was originally issued in 2005 by the Planning Board in conjunction with the Site Plan Approval. In 2008 it was applied for and issued again and has been extended by the Planning Board. The permit is still active and the site is currently under construction. The bank's attorney completed a review and asked that the applicant submit updated/revised permits.

Mr. Weidknect said 301 Bartlett Street is opposite the Fed-Ex access driveway. There are wetlands on the easterly and westerly sides. The site is located between those areas. From Bartlett Street it slopes towards the Aqueduct. The soil changes on the lower part of the slope and goes into the Groundwater Protection Overlay District Area 3. The proposed building is a 220,000 square foot warehouse distribution facility. There will be a proprietary stormwater treatment system. Most of the site is graded with 3:1 slopes. Riprap is proposed in the areas that have steeper embankments. Erosion controls are installed around the perimeter. They are looking to set an area on the western part of the site to dispose of the excess top soil. The erosion and sediment controls were part of the Site Plan Review process. They talked about the various details that are required as part of the approval process in terms of methods of removal, where it gets trucked, how much topsoil (they think it is a maximum of 31,000 cubic yards and hoping to keep most of it on site). It included the hours of operation and the routes of transport (everything is directed towards Cedar Hill Street to Route 495). All slopes will be stabilized with matting and/or riprap. The area of disturbance is approximately 16 acres.

Regarding the bond, Mr. Litchfield said in 2005 it was estimated at \$66,000. He anticipated that the board would issue a permit that replaces the original permit that was issued in conjunction with the Site Plan Review approval process by the Planning Board in 2008, and would issue a new permit with a new bond amount of \$119,000. An initial \$53,000 would need to be deposited with the treasurer in order to activate this permit. There seems to be a discrepancy between the engineer's application and what the site workers are telling him; they are anticipating closer to 2-feet of top and subsoil; the application indicated approximately 7" of topsoil. Because there is so much, the area to the west is not sufficient to stockpile the material. Mr. Litchfield estimated approximately 50,000 cubic yards; the applicant had originally estimated 15,000 cubic yards. He said Mr. Weiss will ask that the board include a condition that the topsoil shall remain stockpiled on site until the project is complete. There is also a condition in the bylaws that states it shall not leave town. The applicant will ask if that can be eliminated. They have someone who will remove it. Mr. Litchfield would recommend approval of that modification to the standard permit. The board agreed to make the exception provided the volume stored is what is needed to complete the project.

Mr. Weidknect said he doesn't want to end up with a conflicting permit and asked will the PB conditions relate to earth removal conditions. Mr. Litchfield said there will be no conditions from the PB related to earth removal. The plans before the board tonight are not approved by the Planning Board (they will be before the PB on June 5th). They were approved in 2008 and will be asking to supersede that approval. Mr. Ziton asked about the stipulation for truck routes. Mr. Weidknect said they were previously incorporated in the Planning Board's approval. Mr. Ziton asked if the permit is being replaced, will the trucking routes still apply and can we enforce them. Mr. Litchfield said it falls under the board's purview and can also ask that the PB include it in their Special Permit. The original conditions from the PB approval will be included in this permit, along with modifications that (1) the "topsoil shall remain in town" will be eliminated and,

(2) the “topsoil shall be stockpiled and kept on site until the project is complete”, will be modified to read “stockpiled and kept on site unless verified to be in excess of what is necessary to complete the project by the Town Engineer”.

Mr. Beals made a motion to issue an Earthworks Permit for 301 Bartlett Street as discussed with a bond amount of \$119,000; Mr. Ziton seconded; all voted in favor; motion approved.

As an FYI, Mr. Litchfield mentioned that there is a Special Permit Application for 0 Bartlett Street that will be before the Planning Board next month. Mr. Weiss gave an overview of the project and said construction would be anticipated for the spring.

Bond Release/Reduction Discussions:

D.N. Van Lines, 2 Beeman Road, 71/16 (Bond Release) – Mr. Ziton made a motion to issue the bond release of \$9,500; Mr. Beals seconded; all voted in favor; motion approved.

U-Haul, 40 Bearfoot Road, 29/36 (Bond Release) – Mr. Ziton made a motion to issue the bond release of \$10,000; Mr. Philcox seconded; all voted in favor; motion approved.

The next meeting was confirmed for June 20, 2018 in the Selectmen’s Meeting Room.

Having no further business to discuss, Ms. Sandstrom made a motion to adjourn; Mr. Philcox seconded; all voted in favor; motion approved. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Melanie Rich
Board Secretary