



# Town of Northborough

Office of the Town Engineer

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## Groundwater Advisory Committee

March 12, 2019

Conference Room B

7:00 p.m.

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

**Absent:** Tim Kaelin (Board of Selectmen)

**Also Present:** Fred Litchfield (Town Engineer); Michael Scott (WDA Design Group), Kevin Labadini (Applicant), David Patterson (Labadini Corporation)

Ms. Capobianco called the meeting to order at 7:07 p.m.

**7:00 p.m.** To consider the petition of Kevin Labadini Corporation, for a Special Permit/Special Permit with Site Plan Approval/Special Permit, Groundwater Protection Overlay District, to allow a contractor's yard to be located at 329-333 West Main Street (Assessor's Map 81, Parcels 13, 14 and 15) which was previously an Industrial Waste Management and Disposal Company (a pre-existing non-conforming use) in the Business West District and Groundwater Protection Overlay District Area 3.

**Applicant:** Kevin Labadini Corporation

**Representative:** Michael Scott P.E., WDA Design Group

Michael Scott (WDA Design Group) said the project was approved by the Conservation Commission under a Negative Determination of Applicability. There are two buildings on the site. There is a wetland to the north side of West Main Street. The principal building in the front was constructed in phases. The parking in the rear of the site is used mostly to access the five bay doors and for the welding shop. He showed where the area is paved and open. There is public water; private sewer; Title 5 failed. Cornerstone designed and has an approved plan from the Board of Health. The applicant plans to add to the structure and use the bay doors for his operation. There were previous discussions with the town about the re-use of the site, in particular, where the portion that is presently all gravel; Mr. Labadini wants to use the site to store landscaping equipment and other materials.

Mr. Labadini said he has been in business since 1995; primarily as a commercial landscape and maintenance contractor; no residential work. There are approximately 30 employees during the season. He does not intend to store large quantities of mulch or sell

out of the location. It is a place to park and service the equipment. He intends to fix up the office space in the front.

Mr. Scott said when they met with the town initially, there was discussion about storage and equipment outside. At that time Mr. Litchfield asked that any outside storage be on a paved surface. They propose to expand the paved area of the site onto the gravel area approximately 15,000 square feet which is the maximum impervious amount that can be allowed on the site based the existing impervious area on the property. Two stormwater treatment units are proposed. The stormwater basin on the street needs extensive maintenance. MassDOT has been to the site because there is a cross-culvert that runs under West Main Street. District 3 has done some remedial work on it and plans to clean out and replace, if necessary, part of the stormwater system in the spring. The Fire Department is aware of what they plan to do inside, including a double wall contained for a 500 gallon diesel fuel tank which would be inside the high bay area, as well as storage of the quantities that they keep on hand of the different materials they use.

David Patterson said they plan on accepting deliveries of 3-4 pallets of fertilizer (6,000-8,000 lbs.) and store it within the containment trailer one pallet deep, 2 pallets high. They remove the fertilizer as necessary and load it onto the trucks. They keep 2-3 gallons of liquid herbicides at one time. There will be no material storage outside. Mr. Scott said the eastern portion of the building was originally fitted with a floor drain system that was piped outside the building. There was an 8,000 gallon storage tank in the corner of the site. They have not found it and there is no evidence that it has been maintained. Mr. Labadini hired a plumbing engineer to camera the system. The plan now includes a 10,000 gallon tank in the center of the building. The plumbing engineer determined with the fire department that based on the type of flow rate required for this use, a 10,000 gallon tank would be suitable. No vehicles will be washed on site. Mr. Labadini owns a car wash in Shrewsbury. Ms. Guldner asked about the containment of fertilizers. Mr. Labadini said they are granular products in plastic bags.

Mr. Litchfield's comment letter was reviewed. Mr. Labadini said regarding the list and quantities of materials, there was no intent to generate anything on site; it all goes offsite; there is no waste. The MSDS sheets were provided to the Fire Department previously (it includes the list and quantity of each item). A two-phase site assessment was done. Mr. Labadini will address the information in comment #5 for the back of the building. Mr. Litchfield needs to see the list of materials in order to quantify what is stored and where it is stored so the containment for each is adequate. He will also require the floor plan. Mr. Litchfield will need to see the calculations for the number of sprinkler heads generating water in that part of the building. Mr. Scott said the calculations for the sprinkler heads that was done by the Fire Protection Engineer was done for the entire building. Mr. Scott will ask him for a more detailed report. It is not known where the water line is; Mr. Litchfield will get information from the Water Department as to where the water line is in the street to show where the valves and connections are. Mr. Scott said the only valves and connections are by the hydrant. Mr. Litchfield wants more information on the utilities in the front of the site. The cross-culvert needs to be cleaned before they occupy the building. As-built plans will be required before occupancy. The Operation and Maintenance plan needs to be amended to include a copy of the manufacturer's maintenance manual for the stormwater treatment units and annual notification to the town engineer before work is performed. The Conservation Commission issued two permits; one to allow the cleaning of the stormwater basin, and one to allow the installation of the subsurface system.

Mr. Litchfield said the applicant and his engineer did a lot of work to get information that should have been provided to them prior to buying the property. This project would improve the quality of the site with both drainage and knowledge about what is being done inside the building. The missing information is important and noted that they are doing an extreme amount of work to provide all the information so the site can be considered an improvement and felt once the information is received it could receive a recommendation for approval.

Ms. Capobianco asked about the oil drums and was told they are for the vehicles. Mr. Litchfield wants more information on the size to be sure it is adequate and sufficient for containment. Mr. Labadini said it will be sized appropriately. Mr. Firmin asked Mr. Litchfield if he saw the details on the holding tank and was told no. The detail was not provided because they are determining the best type to use. The Operation and Maintenance plan calls for yearly inspections of the holding tank. Mr. Litchfield is asking for something that summarizes the computation on the 10,000 gallon tank from the fire suppression company and details on the tank where it will be installed.

Mr. Litchfield would like an opportunity to review the information requested before the Committee votes for the ZBA. Mr. Litchfield recommended a meeting be tentatively scheduled for Tuesday, March 19<sup>th</sup> at 6:00 p.m.; Ms. Capobianco seconded; all agreed.

**Old/New Business:**

Ms. Capobianco made a motion to approve the February 19, 2019 Meeting Minutes; Mr. Firmin seconded; all voted in favor; motion approved.

Mr. Litchfield was told by Mr. Kaelin that he has a conflict with the Council on Aging being held on the same night and asked if there could be any consideration to change the meeting to a different date and time. The second Wednesday or Thursday of the month at 6:00 p.m. is a possibility. It will be discussed further at the next meeting.

The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Fred Litchfield  
Town Engineer