



Town of Northborough

Office of the Town Engineer

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Groundwater Advisory Committee

September 18, 2019

Conference Room B

6:30 p.m.

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

Absent: None

Also Present: Fred Litchfield (Town Engineer); Paul Grasewicz (Graz Engineering), Justin Teal, Henry Squillante

Mr. Perreault called the meeting to order at 6:30 p.m.

6:30 P.M. To consider the petition of Chris and Kasey Oestreicher, for a Special Permit with Site Plan home occupation business in a Residential District on the property located at 125 Rice Avenue, Map 46, Parcel 77 in the Residential District C and partially located within Groundwater Protection Overlay District Area 3.

Applicant: Chris and Kasey Oestreicher

Representative: Paul Grasewicz, P.E.

Paul Grasewicz (Graz Engineering) presented the project. The applicants, Chris and Kasey Oestreicher are the owners of Wiggles & Tails and would like to use their property (approximately 18 acres) for a dog walking business. A stream crossing is needed to access the back land. There is currently an existing path which they plan to utilize to access the upland area at the rear of the property. The bridge will be 18-foot long and is associated with a flood zone. A paved parking area is required which is proposed near the existing house. A hydrology analysis of the site was done which indicates they are adding 6,000 square feet of impervious area for parking. The drainage calculations indicate they are able to meet the 15% limit of increase in the volume of runoff for the 10- and 100-year storms, but the 2-year storm was a problem. They designed a double row of storm chambers in stone and put a pea stone diaphragm in the grass treatment area before it gets to the stone. The house and driveway are currently the impervious areas. Mr. Litchfield explained that they are allowed up to a 40% increase over the remainder of existing lot once any impervious area that existed prior to 1986 is subtracted, not 40% of what was paved. Mr. Grasewicz said the area will be fenced; a plan for animal waste was submitted indicating they will be bringing it outside the buffer zone and E.L. Harvey will be picking it up once a week.

Mr. Grasewicz talked about Mr. Litchfield's comment #8 regarding no increase in the rate of runoff being allowed from pre-development to and post-development condition. The applicants have filed with the Conservation Commission and that public hearing remains open. If the project could be segmented, there would be no issues with the 2-, 10- and 100-year storms and Mr. Grasewicz said they may have to create a detention pond. Mr. Litchfield asked if there was a way to put an orifice in the storm chambers that releases it at a rate that is less than what the pre-development rate was, or the same. He said it should control of the rate of runoff because it may impact the person downstream. The O&M plan did not show how runoff from the parking lot would be captured in the pea stone diaphragm and grass swale. How would it be cleaned and removed so it doesn't get into the groundwater? Mr. Grasewicz will have to revisit the drainage analysis and work on that. Regarding the bridge, Mr. Litchfield said the plan shows it is rated for 10,000 lbs., but that was not referenced in the application. Mr. Grasewicz said the bridge cost will be approximately \$25,000; the applicants indicated they are aware of cost and accept that cost. Mr. Oestreicher said they want to have access over the bridge in case of an emergency which will be fenced in. The bridge will be designed to carry a vehicle to maintain the area. With regard to the topography, Mr. Litchfield said Mr. Grasewicz could use the Town's GIS. The drainage calculations and plans were not stamped; Mr. Grasewicz will provide stamped plans and calculations.

The ZBA is meeting on September 24th. Mr. Grasewicz would like to revise the plans and calculations before that meeting. Mr. Perreault felt there were enough questions to continue the meeting for the Committee to review the updates; the members agreed. Updates to be reviewed include the items outlined in Mr. Litchfield's September 17, 2019 review letter (mainly the drainage), revised plans if they decide to modify how the water is stored, show how the drainage works on the O&M Plan, and receipt of stamped plans. The meeting is continued to Tuesday, October 8th at 6:30 p.m.

Old/New Business:

Review and Approve Meeting Minutes of March 12, 2019 and March 19, 2019 – Ms. Guldner made a motion to approve the March 12, 2019 Meeting Minutes with changes; Mr. Firmin seconded; voted 2-0-2; motion approved (Ms. Poretsky & Mr. Perreault abstained). Ms. Guldner made a motion to approve the March 19, 2019 Meeting Minutes with changes; Mr. Firmin seconded; voted 2-0-2; motion approved (Ms. Poretsky & Mr. Perreault abstained).

The meeting was adjourned at 7:09 p.m.

Respectfully submitted,

Melanie Rich
Committee Secretary