



GAC Minutes  
Approved  
12-4-19

# Town of Northborough

## Office of the Town Engineer

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### Groundwater Advisory Committee

October 8, 2019

Conference Room B

6:30 p.m.

**Present:** Jason Perreault (Board of Selectmen); Diane Guldner (Conservation Commission); Amy Poretsky (Planning Board)

**Absent:** Bryant Firmin (Water and Sewer Commission)

**Also Present:** Fred Litchfield (Town Engineer); Trevor Fletcher (Graz Engineering), Chris Oestreicher; Jeremy Taft (Crandall Hicks), Brandon Barry (Bohler Engineering); Rich Whitehouse (VHB), Keith Burnett and Mike Carelli (Steris); John Paposoe (Cutler Associates)

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

**6:30 P.M.** (continued) To consider the petition of Chris and Kasey Oestreicher, for a Special Permit with Site Plan Approval and a Special Permit per Groundwater Protection Overlay District, to operate a 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:** Trevor Fletcher (Graz Engineering)

Trevor Fletcher (Graz Engineering) said revised plans were submitted; calculations and volumes have been verified. Mr. Litchfield's review memo was based on the revised plans. The Operation & Maintenance Plan was revised but should include annual notification to the Town Engineer and Committee. The detention basin designed is pitched so all the impervious area will be directed to a catch basin and then to a detention basin. Silt fencing has been added to protect the wetlands during construction. Ms. Poretsky said she wanted the water tested for E. coli and bacteria because of the dog waste since the stream runs through neighbors' yards. Mr. Litchfield said water quality standards were discussed at the Conservation Meeting and did not feel the need to duplicate conditions if they are already specified in the Order of Conditions. Mr. Perrault asked about the Operation & Maintenance Plan and if it was typical of what a plan should be. Mr. Litchfield explained that the plan relates to stormwater; the detention basin, sediment basin and forebay are the parts of it. The maintenance section needs to be revised. Mr. Fletcher said it will be expanded to avoid confusion. Copies of the logs will be provided periodically. Mr. Perreault asked if an expert would be conducting the inspections. Mr. Litchfield said it doesn't require an expert; it is meeting the schedule outlined in the O&M Plan; a log must be kept. Mr.

Oestreicher said he will contact technical expertise if needed. Reports from the beginning along with the as-built plan (to make sure it is built according to the design) will be required. Water samples, taken by a professional, should be taken upstream and at the downstream end of the property. The Committee will recommend that it be an ongoing condition. Ms. Guldner said she would like to emphasize a fence on the upside because it would be easier to keep it clean. Mr. Oestreicher explained where the fence would be and most of it is outside of the groundwater area.

Mr. Perreault did not have any objections regarding groundwater. Ms. Guldner commented that people have the best of intentions but not always does it get done and had concerns. Ms. Poretsky again expressed her concern about the number of dogs (70) and waste because the stream runs through the neighbors' yards. Mr. Litchfield said the report the engineer provided adequately addresses the issue to pick up the waste weekly. Water quality tests will be done before and after construction. Ms. Guldner made a motion to recommend with approval; Mr. Perreault seconded. Conditions: O&M reports are to be provided to the Committee and Town Engineer on an annual basis; drop zones and pet waste drop off spots are to be included on the as-built plan; testing requested by the Conservation Commission should be extended beyond the two years from start-up (testing is to be done twice/year). Mr. Litchfield will prepare the letter for the ZBA. All voted in favor; motion approved.

To consider the petition of Crandall Hicks, for a Special Permit with Site Plan Approval and a Special Permit per Groundwater Protection Overlay District, for the expansion of an existing non-conforming use on the property located at 41 Lyman Street, Map 66, Parcel 14 in the Industrial District and located entirely within Groundwater Protection Overlay District Area 1.

**Applicant:** Crandall Hicks  
**Representative:** Boheler Engineering

Jeremy Taft (Crandall Hicks) and Brandon Barry (Bohler Engineering) were present. Mr. Barry said they propose to expand the existing 64,000 square foot building, which is primarily used for storage of snowblowers and lawn mowers, by 20,000 square feet off the rear of the building (100' x 200'). A small amount of pavement will be added to provide access to the building; the stormwater management system will be reconfigured. The only hazardous material on site is the lubricant to use on the lawnmowers which is pre-installed in the mowers and packaged. Mr. Litchfield reviewed the plans; the drainage calculations are appropriate. MSDS sheets for the chemicals were provided, but quantities were not listed at the time of submittal; Mr. Barry has since supplied them. Mr. Litchfield said an 84,000 square foot building with a 6" lip around it contains 314,160 gallons of water. He asked about the sprinkler flow and if a 4-hour flow at 40 gallons/minute is adequate. Mr. Barry thought it would be a fair estimate without testing the sprinkler system. Mr. Litchfield felt there is more than enough capacity, but wants him to firm up the numbers to see if it represents an appropriate design area for the building. Mr. Barry said some soil analysis and an estimated infiltration rate was done. An actual permeability test needs to be done in the area where infiltration is going to occur prior to getting a building permit. The building is heated by propane. Mr. Litchfield was satisfied that his questions were answered adequately. Ms. Guldner asked if there was a limit on the size of the building in Groundwater 1. Mr. Litchfield explained that the site was permitted in 1998 for a carpet storage facility but the project was never built; in 2000 it was permitted for S&M Moving and Storage. The Committee could recommend that all previous applicable conditions of approval be maintained along with the new conditions. Ms. Guldner made a motion to recommend approval; Ms. Poretsky seconded. Conditions: Previous conditions in the prior approval remain applicable as determined by the Building Inspector; the O&M Plan be amended to include reports to the Committee and Town Engineer; one permeability test in each of the three areas of infiltration; the as-built plan along with certification from a professional engineer that the drainage system will work as designed; the equipment being used on the site is electric or propane; confirm the calculations on fire flow; mark the location of the valves on the plan and in the field. All voted in favor; motion approved.

To consider the petition of Isomedix Operations, Inc., for a Special Permit with Site Plan Approval and a Special Permit per Groundwater Protection Overlay District, to construct two additions to the existing building on the property located at 425 Whitney Street, Map 15, Parcel 8 in the Industrial District and located entirely within Groundwater Protection Overlay District Area 3.

**Applicant:** Isomedix Operations, Inc.

**Representative:** VHB

Rich Whitehouse (VHB); Keith Burnett and Mike Carelli (Steris); John Paposoe (Cutler Associates) were present. The existing building is approximately 46,000 square feet; two expansions are proposed (approximately 25,000 square feet). Mr. Whitehouse summarized the project and said they will slightly rework the parking lot and reduce the impervious area by approximately 4,300 square feet; the stormwater management system will be upgraded; he explained where the infrastructure will be replaced with deep sump hooded catch basins as well as the water quality unit. A list of chemicals being stored and used was provided. There is the potential for 110 gallons of transformer oil to be included within the facility that will be protected by a containment area that will drain to tight tanks. One liter of acetone and one liter of methanol will be stored within a flammable cabinet. The location of tight tanks needs to be shown on the plan. The project has been approved by the Conservation Commission; they will require more details on the operation and maintenance of the temporary concrete plant during the construction phase. They will work with the town and the Conservation Commission to provide erosion controls. Concrete trucks will not be going into the streets; access will be from the east. A sedimentation washout basin is proposed. The stormwater management system will be done before the building; it will be required to be cleaned out prior to an occupancy permit. Language will be added to the O&M plan that reports are provided annually to the Committee and Town Engineer. Mr. Litchfield said the drainage meets all the requirements. He asked how will the tight tanks for the transformer oil be accessed and was told the design is not yet known. If approval is recommended, Mr. Litchfield would suggest that the size of the tight tanks be confirmed to be at least 110%-150% of the 110 gallons and they be shown to be located in an accessible area. It was confirmed that only one liter of acetone and one liter of methanol is the maximum amount that will be allowed on site. Ms. Guldner asked what they planned for protection of the trucks. Mr. Barry said a fence is proposed around the new expansion. There will be approximately 25 employees. Ms. Guldner made a motion to recommend approval; Ms. Poretsky seconded. Conditions: Permeability tests; tight tank location and how it will be accessed; as-built plan; O&M Plan to include reports. The Committee agreed to rely on the Conservation Commission to review the final concrete plant details and no further review is required from the Groundwater Advisory Committee. All voted in favor; motion approved.

**Old/New Business:**

Review and Approve Meeting Minutes of September 18, 2019 – Ms. Guldner made a motion to approve the September 18, 2019 Meeting Minutes with changes; Ms. Poretsky seconded; all voted in favor; motion approved.

November 12<sup>th</sup> was confirmed as the next meeting date if needed.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Melanie Rich  
Committee Secretary