



Town of Northborough

Office of the Town Engineer

63 Main Street

Northborough, Massachusetts 01532-1994

Office (508) 393-5015 Fax (508) 393-6996

March 16, 2021

Kerri Martinek, Chairman
Northborough Planning Board
63 Main Street
Northborough, MA 01532

RE: 1 Lyman Street, Map 66 Parcels 9, 10 and 11

Dear Ms. Martinek,

I have reviewed the Site Plan Approval documents dated February 3, 2021 for the Proposed Warehouse/Office building as submitted by Desheng Jiang of Cable Matters, Inc. along with a Stormwater Report dated March 19, 2020 prepared by Connorstone Engineering, Inc. and the Proposed Site Plan dated 2/19/2020 with a revision date of 3/20/2020 consisting of 5 sheets as prepared by Connorstone Engineering, Inc. and stamped by Vito Colonna, P.E. Also included with this submittal was an unstamped and undated Landscape Plan prepared by the Veron Company along with an unstamped Lighting Plan designed by Benjamin P. Rowe which is dated 10/27/2020.

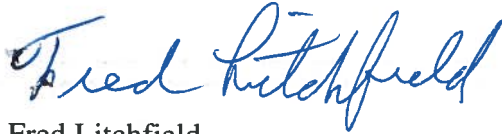
In ZBA Case No. 20-07 the owner of this property received a variance from the Northborough Zoning Board of Appeals from Section 7-07-010 D. (3) (a) Overlay Districts, Groundwater Protection Overlay District, Use Regulations, Area 1 of the Northborough Zoning Bylaw, to allow the construction of a 20,000 sf building with 17,000 sf of warehouse space and 3,000 sf on each of the first and second floor of office space on the above referenced parcels.

- 1) The Groundwater Advisory Committee did review the application for the above referenced Variance request and voted to recommend approval with three (3) conditions (see the attached letter dated June 29, 2020).
- 2) I would recommend again there be no storage of toxic or hazardous chemicals beyond an amount normally found in a single-family home as none were proposed.
- 3) The Site Plan application as submitted does meet the requirements of section 7-07-010 D. (3) (b) [5] provided the capacity of any on-site sewage disposal system is less than or equal to 110 gallons per day per 10,000 sf of lot area.
- 4) I would also recommend again the applicant consider connecting to Town sewer if a connection is available within 800 feet of their property line at the time of construction.

- 5) The building shall be heated with natural gas.
- 6) No Road salt or sand should be stockpiled on site.
- 7) The Stormwater Operations and Management Plan and Long-term Pollution Prevention Program shall be included as part of any approval and recorded with the Board's decision. The Town Engineer shall be afforded the opportunity to inspect the work. The Town Engineer shall be provided copies of the contract and invoices for all work performed. All material removed from the drainage system shall be properly disposed of off-site.
- 8) All changes to the property shall be shown on an as-built site plan to be submitted to the Town Engineer for review and approval prior to the issuance of a certificate of occupancy. The as-built plan shall include a list of all discrepancies from the approved plan. The as-built plan shall also include, at a minimum, and as applicable to the project, a permanent benchmark, elevation of all pipe inverts and outlets, pipe sizes, materials, slopes; all other drainage structures; limits of clearing, grading and fill; all structures, pavement; contours; and all dates of fieldwork. The as-built plan shall also include certification the drainage system was built in accordance with the approved plan and will function as designed. Upon approval by the Town Engineer one (1) mylar and three (3) paper copies of the as-built plan shall be submitted in addition to an electronic copy compatible with the Town's GIS system and the Town's vertical datum (U.S.G.S. Datum of 1988).
- 9) A completed Operation and Maintenance inspection report shall be submitted with the as-built plan prior to the issuance of an occupancy permit.
- 10) The applicant will be required to pay a Water Privilege fee in the amount of \$5,600 prior to obtaining a building permit and a Sewer Privilege fee of \$18,200 if a sewer connection is available.
- 11) The applicant will be required to obtain a permit from the Earthwork Board prior to any site work.
- 12) The applicant will be required to obtain road opening permits for both the water and sewer connections (if applicable) prior to any site work.
- 13) The applicant will be required to obtain a permit from the Conservation Commission prior to any site work.
- 14) A final set of plans verifying all conditions of approval have been met shall be reviewed and approved by the Town Engineer prior to the start of any site work. The final set of plans shall include the same revision date on all sheets.

Please contact me with any questions or comments you may have.

Sincerely

A handwritten signature in blue ink that reads "Fred Litchfield". The signature is written in a cursive, flowing style.

Fred Litchfield
Town Engineer

Cc: Desheng Jiang, Applicant
Vito Colonna, Connorstone Engineering, Inc.
Marshall Gould, Attorney
Scott Charpentier, Public Works Director
Robert Federico, Zoning Enforcement Officer/ Building Inspector
Kathryn Joubert, Town Planner
File

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Northborough, Massachusetts 01532-1994

Office (508) 393-5015 Fax (508) 393-6996

June 29, 2020

Brad Blanchette, Chairman
Northborough Zoning Board of Appeals
63 Main Street
Northborough, MA 01532

RE: 1 Lyman Street, Map 66, Parcels 9, 10 and 11

Dear Mr. Blanchette,

The Groundwater Advisory Committee at their meeting held on March 10, 2020 reviewed the Variance Application dated February 20, 2020 as submitted by Cable Matters, Inc. for the above referenced property, which is located entirely within Groundwater Overlay Area 1. The applicant has filed for a Variance relative to section 7-07-010 D (3) (a) of the Zoning Bylaw for the purpose of constructing an approximately 20,000 +/- S.F. warehouse/office facility. The Groundwater Advisory Committee voted 4 to 1 in favor of recommending approval and would like to offer the following comments as conditions of approval:

- 1) There shall be no storage of toxic or hazardous chemicals beyond an amount normally found in a single family home.
- 2) The applicant shall adhere to all the requirements of section 7-07-010 D. (3) (b) (5) when the Site Plan Approval application is filed.
- 3) The applicant should consider connecting to Town sewer, if a connection is available within 800 feet of their property line.

Sincerely,

Fred Litchfield
Town Engineer

Cc: Jeff Jiang, Cable Matters, Inc., Applicant
Marshall Gould, Gould & Ettenberg
Kathryn Joubert, Town Planner
Bob Frederico, Zoning Enforcement Officer/ Building Inspector
File
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