



Town of Northborough

Office of the Town Engineer

63 Main Street

Northborough, Massachusetts 01532-1994

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September 28, 2021

Fran Bakstran, Chairman
Northborough Zoning Board of Appeals
63 Main Street
Northborough, MA 01532

RE: 200 Bartlett Street, Map 66, Parcel 7

Dear Ms. Bakstran,

The Groundwater Advisory Committee at their meeting held on September 14, 2021 reviewed the Application of R.J. Devereaux Corp, received on August 25, 2021 for a variance for the above referenced property. The application included a Variance Application Narrative, a list of chemicals with MSDS sheets, a ZBA Petition Plan by Connorstone Engineering consisting of two sheets dated 8-24-21 and stamped by Vito Colonna, P.E., a plan labeled Proposed Site Plan – Typical Use and a plan labeled Proposed Site Plan Maximum Use prepared by Dario Designs, Inc. also dated 8-24-21. The site is located within Groundwater Areas 1 and 3. A variance was granted at this property in 2007 allowing an automotive repair shop in one of the buildings located at the rear of this property. The Groundwater Advisory Committee voted four in favor and one opposed to recommend approval of the variance and would like to offer the following conditions:

- 1) The applicant shall submit the type and location of the storage units with containment of a minimum of 150% of the total volume of any toxic or hazardous chemicals to be stored on site to be reviewed and approved by the Town Engineer prior to the issuance of a building permit.
- 2) The applicant shall submit a status report from a Licensed Site Professional (LSP) regarding environmental compliance of any, and all previous contamination on this site prior to the issuance of a building permit.
- 3) All chemical storage and maintenance shall be located within the maintenance building located within Groundwater Area 3 as shown on the above referenced plan.

- 4) The use variance shall be issued to this applicant only.
- 5) The applicant shall submit the following items to the Groundwater Advisory Committee for review:
 - [1] A complete list of all chemicals, pesticides, fuels and other potentially toxic or hazardous materials to be used or stored on the premises in quantities greater than those associated with normal household use, accompanied by a description of measures proposed to protect all storage containers/facilities from vandalism, corrosion and leakage and to provide for control of spills.
 - [2] A description of potentially toxic or hazardous wastes to be generated, indicating storage and disposal methods.
 - [3] Evidence of approval by the Massachusetts Department of Environmental Protection (DEP) of any industrial waste treatment or disposal system or any wastewater treatment system over fifteen thousand (15,000) gallons per day capacity.
 - [4] For underground storage of toxic or hazardous materials, evidence of qualified professional supervision of system design and installation.
 - [5] Analysis by a technically qualified expert certifying that the quality and supply of the underlying groundwater resources will not be degraded to the point whereby a hazard to public health or ecological damage results.
- 6) The applicant's site plan shall confirm that the increase in post-development net runoff volume shall not exceed existing conditions by more than fifteen percent (15%), the impervious cover of the building lot is increased over existing conditions by no more than forty percent (40%) or the lot coverage does not exceed that amount of lot coverage permitted by underlying zoning where proponent can demonstrate and certify, except to the extent of naturally occurring pH and temperature components of surface water quality and groundwater quality standards, that runoff waters leaving the developed site via surface flow will not cause a violation of Class B water quality standards (314 CMR 4.00) and runoff waters leaving the site via groundwater recharge will not cause a violation of Class I groundwater quality standards (314 CMR 6.00), and on-site sewage disposal is less than or equal to two hundred twenty (220) gallons per day per ten thousand (10,000) square feet of lot area and any water supply developed on site shall not diminish total safe yield of any Town of Northborough water supply.

- 7) The applicant's site plan shall confirm that there shall be no on-site disposal of any waste or process materials, no outside storage of toxic or hazardous materials, have controlled/contained drainage facilities in areas of potential spillage or release, adequate contingency plans in case of spillage or release and approved routing of suppliers and haulers of any toxic or hazardous materials to or from the site. The proponent for a building or occupancy permit must demonstrate on an annual basis to the Building Department and Board of Health that all applicable federal, state and Town of Northborough licenses, permits and standards for the handling, use, storage and disposal of any regulated materials have been obtained or met.

Please feel free to contact me with any questions.

Sincerely,



Fred Litchfield
Town Engineer

Cc: R.J. Devereaux Corp., Applicant
Dario DiMare, Presenter
Robert Federico, Zoning Enforcement Officer/ Building Inspector
Kathryn Joubert, Town Planner
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