



Town of Northborough

Office of the Town Engineer

63 Main Street

Northborough, Massachusetts 01532-1994

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October 25, 2021

Dick Rand, Chairman
Northborough Zoning Board of Appeals
63 Main Street
Northborough, MA 01532

RE: 200 Bartlett Street, Map 66, Parcel 7

Dear Mr. Rand,

The Groundwater Advisory Committee at their meeting held on October 20th reviewed the additional information as submitted by R.J. Devereaux Corp. in support of the variance application for the above referenced property as requested by your Board at your meeting on September 28th. The additional information dated October 13, 2021 included a revised list of chemicals, with MSDS sheets for each along with proposed containment pallets and cabinets. Also included was a floor plan for the proposed maintenance building dated October 20, 2021 prepared by Dario Designs, Inc. The site is located within Groundwater Areas 1 and 3.

The Groundwater Advisory Committee recommends the following conditions be attached to any approval:

- 1) The total volume of chemicals allowed to be stored on site Shall be 758 gallons. The material list of chemicals and proposed floor plan for the proposed maintenance building, (both are attached) and should be referenced in any approval for future reference. The proposed floor plan is intended to be for reference only and modifications within the building are acceptable provided the floor drains capture the entire floor area and there are adequate storage cabinets for all chemicals listed above.
- 2) The proposed maintenance building shall be equipped with floor drains connected to a tight tank which is to be sized to accommodate all chemicals stored within the building and any sprinkler water discharged during a catastrophic event for a period of time to be determined by the Fire Chief.
- 3) Each of the proposed buildings shall be heated with natural gas.
- 4) The construction materials stored on site shall be permanently covered.

- 5) The entire site shall be regraded and repaved to include a berm around the entire limit of the paved surfaces to allow the drainage system to capture all runoff. The site plan shall include a drainage system design which shall be in conformance with all Federal, State, and local stormwater regulations.
- 6) 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.
- 7) The applicant shall submit the following items with the site plan application:
 - [1] 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.
 - [2] For underground storage of toxic or hazardous materials, evidence of qualified professional supervision of system design and installation.
 - [3] 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.
- 8) 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.
- 9) 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: Bartlett Street Realty Trust, Owner
R.J. Devereaux, Corp., applicant
Connorstone Engineering, Inc
Dario Designs, Inc. Presenter
Richard Gates, Devereaux Facilities
Dave Parenti, Fire Chief
Robert Frederico, Building Inspector
Kathy Joubert, Town Planner
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