



Town of Northborough

Office of the Town Engineer

63 Main Street

Northborough, Massachusetts 01532-1994

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September 13, 2021

Groundwater Advisory Committee
63 Main Street
Northborough, MA 01532

RE: 200 Bartlett Street, Map 66, Parcel 7

Dear Committee Members,

I have reviewed the application for a variance as submitted by R.J. Devereaux Corp. 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. I would like to offer the following comments:

- 1) The existing lot contains approximately 6.7 acres with slightly more than half of the property being located within Groundwater Area 1.
- 2) Some of the buildings on this parcel have been vacant for many years and there does not appear to be an adequate drainage system in place on site. A new drainage system in full compliance with all Town and State regulations would be an improvement to the site and the protection of the groundwater.
- 3) The application includes photos of some storage cabinets for the chemicals, but no details are provided indicating the actual model, the manufacturer or the volume to be contained and all of these details should be outlined in any positive recommendation for the approval of a variance.
- 4) The plans labeled Proposed Site Plan – Typical Use and the plan labeled Proposed Site Plan Maximum Use prepared by Dario Designs, Inc. appear to have the same amount of development and the difference between the two plans is not clear and should be explained.

- 5) If the list of chemicals submitted with the application is accurate and complete, then the total volume should be outlined in any positive recommendation for the approval of a variance.
- 6) It is not clear how the building will be heated, however if oil is to be used for heating the buildings then proposed tanks and their size should be shown on the plan and their volumes should be included in any variance.
- 7) The site shall be regraded and repaved to include a berm around the entire limits of the paved surfaces in order to allow the drainage system to capture all runoff should be outlined in any positive recommendation for the approval of a variance.
- 8) The variance narrative indicates the applicant will need to store some construction materials on site and proposes they be covered but does not indicate how they will be covered and perhaps a roof could be required as part of any recommendation for an approval of a variance.
- 9) A condition requiring the applicant to follow the procedures for a special permit as outlined in section 7-07-010 D. (4) and to appear before the Groundwater Advisory Committee for a review of the site plan prior to appearing before the Planning Board should be included in any positive recommendation for the approval of a variance.
- 10) A condition requiring the applicant to adhere to all the requirements of sections 7-07-010 D. (3) (c) (4) and (5) for a Special Permit should be included in any positive recommendation for the approval of a variance.

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.
Richard Gates, Devereaux Facilities
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