



Town of Northborough

Office of the Town Engineer

63 Main Street

Northborough, Massachusetts 01532-1994

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

September 13, 2021

Groundwater Advisory Committee
63 Main Street
Northborough, MA 01532

RE: 313 Brigham Street, Map 93, Parcel 29

Dear Committee Members,

I have reviewed the application for a second variance as submitted by Christina and David Mofford for the above referenced property. The site is located entirely within Groundwater Area 1 and was granted a variance in 2016 allowing a substandard lot to be created with 56,367. I would like to offer the following comments:

- 1) The existing lot contains 56,367 s.f. rather than the minimum required lot area of 80,000 s.f. which is approximately 30% smaller than required within a Groundwater Overlay Area1.
- 2) This parcel was originally denied a variance to subdivide the larger lot into two smaller lots in ZBA Case No. 16-08 as the lot did not exist prior to the adoption of the Groundwater portion of the Zoning Bylaw in May of 1986 and in fact was created in February of 2016 based on a state statute which allows the separation of one lot into two when there are two structures on a single lot, which did exist prior to the adoption of zoning. Subsequently the original applicant recombined the two lots created earlier that year and created two new lots, one conforming lot and then was granted a variance in ZBA Case No. 16-13 to create another lot which, is now the subject of this variance request. Condition b of the variance granted in ZBA Case No. 16-13 required the applicant to recharge 100% of the proposed impervious cover. The application for this second variance to the above referenced property includes a copy of the deed which includes a reference to the November 25, 2016 ZBA decision.
- 3) The current applicant is proposing a pool with a patio, accessory structure and pavilion and without installing some sort of roof over the area recharge cannot be accommodated which is has prompted the request for a second variance to this lot.

- 4) In the event this second variance request is recommended for approval by this Committee I would recommend as a minimum all impervious cover beyond the pool be required and a plan for the recharge to be prepared by a registered professional engineer and submitted for review and approval prior to the issuance of any permits.
- 5) I would also recommend an as-built plan be submitted for review and approval prior to the issuance of an occupancy permit in order to verify all construction was installed as approved.
- 6) I would also recommend the condition for all impervious cover on this lot to be recharged remain in effect going forward.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Fred Litchfield". The signature is written in black ink and is positioned above the printed name and title.

Fred Litchfield
Town Engineer

Cc: Christina and David Mofford, Owner
File