

**CITY OF GARDNER
ZONING BOARD OF APPEALS
CITY HALL ANNEX, ROOM 101
GARDNER, MA 01440
(978) 630-4007 • Fax (978) 632-3313**

MINUTES

**Zoning Board of Appeals Public Hearing Meeting – June 7, 2016
115 Pleasant St., Room 103
Gardner, Massachusetts**

Sitting in on Hearing:

Raymond E. LaFond, Chairman
Randall W. Heglin, Clerk
Anthony J. Asmar, Alternate

In Attendance:

See sign in sheet

Meeting Called To Order by: Raymond LaFond, Chairman, @ 7:00 P.M. Room 103, 115 Pleasant St.,
Ground Rules Read. No objection to videotaping/recording of the meeting.

Public Hearing

Case #2016-05-01. Application for a Variance for Garlock Printing & Converting to construct a 26' x 40' addition a 164 Fredette Street, Gardner, MA Parcel ID #M22-16-3, located in the Industrial II zoning district (IND2) is denied as it does not comply with Chapter 675, Article 620 attachment 2 "Table of Lot, Area, Frontage, Yard and Height requirements" of City Code of Gardner.

Sean Pepper from D. R. Poulin Construction Co., Inc. explained the addition was will be completed for insurance purposes. The building will be built outside of the existing structure for the purpose of storing ink. He stated that they are seeking relief of the 40 foot front setback zoning requirement.

Bill Hannigan, from Hannigan Engineering, Inc. showed the plan to the Zoning Board indicating that the addition will be placed adjacent to the northerly loading dock. This is the only area that the addition could be placed that will be near manufacturing operations and fit within existing site constraints - easements. Bill explained that the wetlands are on the south side of the building. With this addition operations will be optimized. The truck unloading for this extension will be on the side of the proposed loading dock and will not be in the way of the other building. Ray LaFond asked if this addition is adequate enough for a long period of time. Kevin King from Garlock stated that it would be big enough and is the last option for them. Sean stated that the addition will be the same height as of the other building and match the existing roofline. The water flow from the roof will tie into the City's system. The building will have a pitched roof. This addition will make it safer for their employees so that there are no open containers in their work area. There will be no dispensing of the ink in the facility. The building will be used strictly for storage. The addition is a requirement of their insurance carrier.

Ray asked if there would be any issues with snow removal and plowing. Kevin King stated that he sees no issues with either one.

The Applicant addressed the three criteria for the granting of a Variance.

Ray asked if there were any public officials that want to speak in in favor of the addition – none present. Then the abutters. There were none. He asked if there were any officials or abutters opposing the addition. There were none. The board decided not to go do a site visit.

Randy asked if they had any plans on painting the addition. The building will be sealed and possibly painted. Ray stated that this may be a condition to the Variance to have the exterior of the building complement the existing building.

Ray LaFond closed the hearing.

Case #2016-05-02 An application for a Special Permit for Garlock Printing & Converting to construct a warehouse addition at 77 Industrial Rowe, Gardner, MA Parcel ID #M17-12-2 & M17-12-4, located in the Industrial II zoning district (IND2) is denied as it does not comply with Chapter 675-620 The "Table of Lot, Area, Frontage, Yard and Height Requirements" Attachment 2 of City Code of Gardner.

Sean Pepper, D. R. Poulin Construction Co. Inc. appeared before the board to speak on the warehouse addition. He stated that the City granted an easement agreement as the building runs into the City's cul-de-sac as part of their request for building the last addition in 2004. A Variance was also issued in 2003. Bill Hannigan stated that Garlock Printing needed more warehouse space therefor they are requesting a special permit for an addition which will be in a straight line with the existing building. Additional parking spaces will be added to the back side. The vehicles back up to the docks to unload. There will be a detention storm drain that has been approved in the site plan for drainage.

The Applicant addressed the criteria for a Special Permit. According to the City and State Ordinances the building will be compatible to the neighborhoods character. The addition will provide for safe pedestrian movement on site, won't affect the traffic pattern and there will be additional parking and additional loading docks on both sides of the building. There will be off street parking and the parking spaces available will go from a required 24 spaces to 83. There will be no impact on relocating during the construction.

Ray asked about methods of water drainage. The plan has adequate facilities for drainage of surface water to flow off of the property. Additional drainage structures for the runoff issue have been addressed. Runoff will be caught in a swale directing the water where it needs to go in detention basin. Allowing the water to drain at a slower rate and be much cleaner.

Bill Hannigan reported that pollution, noise, air and water pollution and dust are not anticipated. The building is strictly industrial related. Bill said they had hours restricted to construction for six days a week. Weekdays 6 a.m. to 5 p.m. and Saturday from 7 a.m. to 3 p.m. After looking at the Planning Board decision there was not time restrictions included. The time line the Planning Board put on the addition will be checked on tomorrow.

Ray LaFond stated times for construction will be a condition. They would like to set it as Monday through Friday 7 a.m. to 6:00 p.m. and Saturday 7 a.m. to 3 p.m. Motion made by Tony Asmar seconded by Randy Heglin to approve the Special Permit with one condition. So voted. 3/0.

Ray LaFond closed the hearing

Correspondence

Updated plans were received from Sean McGrath of McGrath Construction and Remodeling for Variance for Enterprise Rent A Car to construct a replacement building at 183 Conant Street. Sean and Josh McGrath were present to explain how they did comply with the Zoning Board's Conditions, specifically approval of the windows along Conant Street and the building elevation along Timpany Boulevard. Along the Conant Street side of the building, the Board approved (3-0) Type "A" windows as submitted. The windows to be divided into 12 dividers (6 over 6). The Board also looked over the windows along the north side of the building which as proposed do not contain divider. The Board recommends that the same type of windows be used on the north side as well. Sean McGrath presented building elevations along the Timpany Boulevard side of the building. The elevations show 4 vertical vinyl pilasters to break up the side of the building. The Plan also showed as stone veneer skirt at the ground level as approximately 2-3 feet.

Motion was made by Randy Heglin to approve the elevation and to incorporate the vertical architectural element and stone veneer skirt. Seconded by Ray LaFond. So voted. 3-0.

The ZBA also required shutters be put on the windows of the appropriate size. Sean reported that he expects to knock down the old building on Thursday and to be done with the project in about two months.

Correspondence dated June 7, 2016 was received from Gardner Housing Court granting an extension to the City of Gardner regarding the City of Gardner, Building Dept., v. Evangelos Roumbakis to September 29, 2016.

Minutes

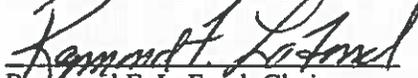
Voting on the minutes of the last meeting has been tabled until the next Zoning Board Meeting when Mike Gerry and Dave Antaya are present to sign.

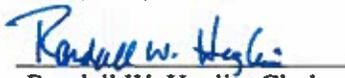
Adjournment

No other items on agenda. Tony Asmar made a motion to adjourn, seconded by Ray Lafond. So voted. Vote 3/0.

The meeting adjourned at 8.30 P.M.

Next Public Hearing Meeting will be on Tuesday, July 19, 2016, at 7:00 p.m. in Room 103, City Hall Annex.


Raymond F. LaFond, Chairman


Randall W. Heglin, Clerk


Anthony J. Asmar, Alternate

All detailed conversations, questions, comments & concerns are documented on DVD identified as June 7, 2016.