

CITY OF GARDNER

DEVELOPMENT REVIEW COMMITTEE

M I N U T E S

March 28, 2019 at 2:00 p.m.

*115 Pleasant Street, Hubbard Conference Room 203
Gardner, Massachusetts 01440*

Members present: Trevor Beauregard-DCDP, Chris Coughlin-Engineering Dept., Jennifer Susen-Roy-Health Dept., Richard Ares-Fire Chief, Roland Jean-Building Dept., and Jeffrey Legros-Conservation.

Members absent: Raymond LaFond-ZBA, Dane Arnold-DPW, James Trifiro-Police Dept.

Others Present: Rob Oliva-DPW, Maribel Cruz-Economic Dev., Chris Anderson of Hannigan Engineering, Sean Pepper & Mike Leger of D.R. Poulin, and D.L. Urquhart of New England Wooden Ware.

T. Beauregard opened the meeting at 2:00 p.m.

1. Approval of Minutes:

✓ **January 31, 2019**

Motion to approve minutes as presented.

R. Ares/J. Susen-Roy.

Vote – All in favor.

2. New Business:

Preliminary Site Plan Review:

■ **New England Wooden Ware Company ~ 75 Logan Street/Warehouse addition**

Chris Anderson of Hannigan Engineering, and Sean Pepper of D.R. Poulin introduced themselves,

Mr. Pepper explained the intent is for a 20,000 square foot bump out to the existing loading dock area which is currently 120 feet off the face of the building tying into the existing corner of what is now the existing loading docks. The dock area will be pushed out to allow for three additional dock doors.

Mr. Pepper further explained construction will be structural steel with an insulated metal panel on the outside, which is very similar to the face on the facility presently. There will be an extension of the existing utilities sprinkler. Also, fire alarm as needed will be derived from the existing facility.

There is some additional grading that needs to be completed in order to transition to the dock elevation which is essentially four feet down from the finished floor. Further, there is no additional impervious area, other than what is there now, simply an adjustment to meet grading to accommodate the new dock area.

Questions/Comments/Concerns:

R. Ares:

Addressed the northeast corner, and asked what the distance would be between the corner and the stone wall. Mr. Pepper believes it is 28 feet, and will be wider.

Asked about the annunciator panel and if it will be moved out to the new entrance in the front. Mr. Pepper said yes, and they will have to put a whole new panel in.

Questioned the PIV (*Post Indicator Valve*) in the corner at the entrance. Mr. Pepper said it will be capped below grade and then transferred out to a wall PIV (*Post Indicator Valve*).

R. Jean:

Asked how far from corner of the building to the property line. Mr. Pepper said currently, the existing facility is pre-existing, non-conforming because it does not meet the requirement of the setback, therefore it is the intermediate property line, not the paved area, and actually runs down the center of the paved area. Mr. Pepper noted they will be adding on to the pre-existing, non-conforming structure, therefore, will complete an ANR application (*Approval Not Required*) on the existing lot line to conform to the standards set forth in the by-laws.

Wondered how the existing lot lines can be adjusted because of the railroad, and if permission is needed by the railroad. Mr. Pepper replied no, the applicant owns both parcels and the lines are not near the railroad. Mr. Pepper stated the railroad does not affect the moving of the lot line. R. Jean noted the measurements he did on the map on his computer, show the building is ten (10) feet from the property line. Mr. Pepper said the building definitely is, but is non-conforming, the lot is being adjusted. Furthermore, the applicant owns the parcel the railroad goes through. T. Beauregard asked if the railroad has an easement through the applicant's property and the applicant confirmed this.

R. Jean noted the owners are not the same for the two parcels where the pavement for the parking lot expansion goes across the existing property line, therefore, constitutes a trespass. It was agreed an easement will need to be completed for the right to re-pass and pass.

J. Legros:

Asked about the stormwater and the existing conditions versus the proposed. Mr. Pepper replied it is all totally impervious. Also, the roof will be rubber with interior drain, and is entirely subsurface.

J. Legros verified the stormwater will be directed and tied-in.

R. Oliva:

Requested caution with regard to the low pressure water that runs under the existing building and continues down through the easement.

Also, noted the tie-in for the stormwater, and asked what is out there for the tie-in. Mr. Pepper said there is a catch basin on the other side, and overland flow towards Logan Street to the south.

C. Coughlin:

Mentioned the open channel. In addition, remembers receiving some calls about piping more of it, and inquired if the proposed construction will be part of this. Mr. Pepper answered not at this time, but is actively being considered. T. Beauregard directed to J. Legros and asked if he thought the DEP (*Department of Environmental Protection*) could become involved. J. Legros

said this has been asked of him a few times, in addition, is a complex issue. J. Legros directed to Mr. Pepper and enquired if he thought this would be beneficial to both the City and New England Wooden Ware. Mr. Pepper explained the channel flows underneath the roadway on Logan Street, as well as being open, which gets filled with trash periodically, in addition, pulling in weeds, paper and other matter. Mr. Urquhart noted he retained the services of an individual who at some point plans to provide a presentation to the City about dealing with this open canal issue.

T. Beauregard:

Asked if there will be any on-site parking added. Mr. Pepper replied no additional on-site parking, and will not be taking up any parking. Mentioned there is also parking along the open culvert and asked to be noted on the plan.

Pointed out the minimum lot coverages and percentages allowed are 85%, and would like the calculations noted on the plan. Also pointed out the open space requirements are 15%.

Mentioned some confusion with the setbacks, and the owner adjusting the property line. Mr. Pepper said they are tying in to the closest existing point and adjusting the lot line as shown on the plan "future property line". The ANR plan is in process for this adjustment.

2. Other Business.

None at this time.

Meeting adjourned at 2:27 p.m.