

CITY OF GARDNER

DEVELOPMENT REVIEW COMMITTEE

MINUTES

February 15, 2023 – 9:30 a.m.

Members present: Trevor Beauregard-*DCDP*, Eric McAvene-*Police Chief*, Dane Arnold-*DPW*, Sophie Dorow-*Conservation*, Greg LaGoy-*Fire Chief*, Rob Oliva-*Engineering*, Robert J. Swartz-*PB Rep.*, Roland Jean-*Building Dept.*, Lauren Saunders-*BOH*.

Members absent: *Raymond LaFond-ZBA*.

Others Present: Paul Fleming-*Fuss & O’Neill*, Chris Scheufler-*Fuss & O’Neill*, Aimee Bell-*Fuss & O’Neill*, Nate Chamberlain-*Fieldstone Land Consultants*, Jessica DeRoy-*Economic Development Coordinator*, and Christine M. Fucile-*DCDP*.

Remotely Present: Charlie Waskiewicz-*Electrical Engineer*

T. Beauregard opened the meeting at 9:30 a.m.

1. Approve Minutes of December 01, 2022.

Motion to approve minutes as presented.

D. Arnold/R. Swartz.

Vote – All in favor.

2.. New Business:

Rear Main Street Revitalization - Phase II:

Attending for this project were Paul Fleming, Chris Scheufler, and Aimee Bell of Fuss & O’Neill, Engineering firm.

Chris Scheufler, Landscape Architect:

Displayed a colorful drawing of the site design. Included in the site design is landscaping which will have plantings of as many street trees as they can such as large street trees, buffering trees, and flowering trees within the central plaza. Mr. Scheufler explained they had criteria for parking requirements, mixed use space, overhead lighting, room for food trucks, providing electrical hookups as well as bunches in the food truck area, flowering trees, pergola structure, and amphitheater style seating.

Mr. Scheufler asked how he should proceed. T. Beauregard recommended starting with drainage, lighting, and landscaping. Mr. Fleming added they would like to enhance the whole area where the smokestack is located and make as pedestrian as possible with the alley off Main Street.

D. Arnold asked if there is a right to take away vehicle traffic to go pedestrian traffic because there are people that park their cars behind the buildings. Mr. Fleming replied there is a right of way they are incorporating into the plans which shows they can come off of Derby Square and they will be able to park just as they are now.

R. Jean asked if there are any railroad tracks back there. Ms. Bell answered not sure but will find out. T. Beauregard believes they were dissolved a long time ago.

Mr. Fleming noted he has had some discussion with T. Beauregard to add some features to the park envisioning a winter scene with ice skating, and a summer scene with some type of water spray features, so when the plan gets finalized, there may be a way to include these.

Mr. Scheufler pointed out an overhead pergola which will include lights at night and will be highly visible from the Library and alley way. Mr. Fleming added the pergola also provides shade.

T. Beauregard asked to talk about the infrastructure.

Ms. Bell said the current infrastructure on the site includes drainage, an existing 48/42-inch culvert which is deteriorating and will need to be replaced and relocated. Most of the existing catch basins and structures on site are going to be demolished and replaced. There is an existing water line that goes through the site and do not plan on touch this. In addition, there is one fire hydrant which will need to be located but not too much further away from where it is existing.

There is no sewer, or existing lighting. Will be maintaining the right of way coming from Derby Drive. Still propose to maintain an access off of Main Street and will provide an access off of Derby Drive to the north of Cumberland Farms. Pointed out future residential development on plans just to show footprint of what can be built there in the future. Plan to put sewer that will have to be pumped via force main because of the elevations there. If water is needed for the park area, there is an existing water main that runs through the area.

R. Jean asked if there will be bathroom facilities. Ms. Bell replied she believes “porta potties” are being considered, no discussion on permanent structure, just temporary. L. Saunders stated she would definitely like to see physical bathrooms especially if there will be a food truck area and since this site will be an active year-round facility. R. Jean added he believes that with stadium seating the bathroom is required through the plumbing code. Ms. Bell replied it is not stadium seating, more like tiered bench seating. L. Saunders noted she has been to other food truck courts and have seen permanent bathrooms. A few places to look are in Middleton, Ma and Wells, Maine. L. Saunders stated she has spoken to the Mayor about this as well. T. Beauregard noted it may be prohibitive from a budget standpoint because it was not worked into the original grant budget, but it can be looked at. D. Arnold added at Jackson Park the bathrooms have been damaged as well as graffiti, and commented what department will be responsible for taking care of the bathrooms. T. Beauregard asked if there are portable hand washing stations. L. Saunders replied they do, but they run out of water. D. Arnold suggested putting the location of the “porta potties” on the site plan as well as how they will be screened. D. Arnold asked what the general size the amphitheater is. The reply was 110 x 80. D. Arnold asked if there is proposed electric near the food trucks. Ms. Bell answered yes electric will be provided for the food trucks.

Ms. Bell continued on to drainage, and explained the catch basins are underground chambers to store and treat the water and will have proprietary treatment structures. In addition, there is one proposed for the site and one for the residential site. To the south of the residential site proposing to provide a connection to the Cumberland Farms. Ms. Bell continued noting the re-routing of the existing 42/48-inch culvert and proposing an RCP pipe to replace the existing connection. It will go through the proposed residential site therefore an easement will be needed.

Ms. Bell noted the residential site will not be paved right away, just the entry way and behind Cumberland Farms.

D. Arnold spoke of water and the service that comes off Sullivan’s alley and noted this is just a single service that feeds John’s Sport Shop so would not recommend tying off of this line.

Ms. Bell said there is an existing hydrant on the site and just proposing to relocate it but not sure exactly where that hydrant ties in. D. Arnold said it comes in through the alley. Ms. Bell pointed out an existing line, however D. Arnold said that line is not in good shape and is actually broken, so cannot tie a hydrant into it, and suggested running a new line in off of Main Street or Derby and not to connect to the existing water line. G. LaGoy said he is fine with the hydrant at the proposed area, so anywhere on that side to relocate is fine with him.

D. Arnold commented there are a couple of water services on the park side and said to make a note for the Contractor to cut and cap them. D. Arnold commented as R. Oliva mentioned earlier, if a restaurant does happen it will require a grease trap.

R. Oliva asked if they have a force main thought it would be best to put a sleeve in for the residential site so they can run whatever they need. Ms. Bell replied this is something they can look at and provide something temporary.

Ms. Bell added at this time they are not proposing any lighting for the residential site since this will be up to the developer.

Chris Scheufler, Landscape Architect:

Addressed planting and explained there will be as many street trees as possible in between the access over to the library across Derby Drive. Will have large street trees, buffering trees, flowering trees within the central plaza and a grouping of trees surrounding the oval lawn, shade trees and shrubs within the islands. T. Beauregard commented to Mr. Scheufler to keep in mind where the smokestack is to be careful not to inhibit the access to cell tower for trucks, especially large cranes and boom trucks. Ms. Bell asked if this can be accessed by Derby Drive, or back access as well. T. Beauregard responded he believes it is probably better with back access, so they do not have to shut the roadway down.

L. Saunders asked if there is a plan to put fencing along the side of the parking spots between the buildings. The reply was yes.

D. Arnold inquired where the snow storage will be. Mr. Scheufler pointed out space and also said during the winter months and using a portion some parking spots (*pointed out on plan*). T. Beauregard asked that this be shown on the plan. Further, do not show any snow storage in the landscaped areas.

Lighting:

Mr. Scheufler explained there is existing lighting on Derby Drive and thinking about pulling that across the street to illuminate the other side of the street as well as the new sidewalk they are creating, a different style parking light with full cut off fixtures, spill directed down, some interesting lighting within the plaza area for the pergola structure, and low-level accent seat lighting. The idea is to have the whole space glow at night. T. Beauregard confirmed the lighting along the street will be the same type of Victorian lighting the City presently has.

E. McAvene questioned if the area will have 24-hour lighting. The response was not sure if they will be on timers. E. McAvene stressed the area needs to be lighted due to a lot of criminal activity. Further, the City should provide surveillance cameras as well to protect the investment. The area offers quick access for a lot of pedestrians to Pine Street. Photocell was mentioned, as well as outlets on the poles for Christmas decorations as well as food trucks.

Crosswalks:

T. Beauregard asked what material will be used for the crosswalks going through the parking area. The response would be brick and a larger pre-cast or stone unipaver surrounding the green area to identify the different areas. T. Beauregard asked if it will be brick or stamped asphalt. The answer was they are proposing brick but can go with stamped asphalt. T. Beauregard commented the City just took out the brick crosswalks which were there for 30 years and would prefer stamped asphalt especially from a plowing standpoint.

Mr. Waskiewicz asked if the City has any cameras anywhere now. The replies were not aware of any. T. Beauregard stated cameras will need to be looked at. E. McAvene commented the cameras should be made accessible to the police department.

Electrical:

Mr. Waskiewicz spoke and said the intent is to take all the overhead electrical distribution from the existing utilities on site and from Main Street and has met with National Grid. The intent is to bury electrical services underground so with this conversion, the City and Fuss & O'Neill will need to reflect underground primary such as manhole, duct bank, and any transformers needed. Fuss & O'Neill provides the infrastructure as mentioned, the duct bank, the manhole and the pad for the transformer per National Grid standards, and National Grid provides the transformers, and all the wiring on the primary side. The secondary side is provided by Fuss & O'Neill completely meaning each tenant will have to be re-fed for the transformers. Mr. Waskiewicz commented the services are very old and will be a little tricky but progressing on it. The next step is to find out who is on the poles which goes all the way down to Cumberland Farms. T. Beauregard directed to Mr. Waskiewicz and his mention that some of the buildings have multiple feeds on the back which is not allowed by code and questioned if they were to go underground, and everything gets reconnected are there going to be costs passed on to the property owners. Mr. Waskiewicz said they would the need to go into each building and the City's electrical inspector will have to inspect each service before it is tied in and if that service is not present-day code then it has to be changed to meet code. R. Jean noted all of the meters are in those buildings are in the basement and will need to be moved inside. Mr. Waskiewicz replied yes. R. Jean commented the costs could be tremendous for the property owners to pay and believes the owners will not pay. T. Beauregard said the alternative is to just leave this alone. Mr. Waskiewicz said yes it can be the alternative and Ms. Bell said they will move poles as needed. Mr. Waskiewicz could check with National Grid to see if they have any ideas on a possible budget. T. Beauregard said could put the duct service in and if can happen in later years, will at least have the infrastructure. There was talk of EV charges. T. Beauregard recommended up to six charge stations. Stations should not be free.

Miscellaneous Comments/Suggestions:

R. Jean reiterated the stadium seating may require bathrooms.

L. Saunders asked where the dumpster area will be as well as trash receptacles. The reply is they are looking for space and access as needed. T. Beauregard suggested take away a few parking spots for dumpster.

D. Arnold spoke of the permanent bathrooms and the need to find the closest sewer. Ms. Bell said the closest was Main Street and will have to be pumped. D. Arnold said there is a sewer on West Lynde Street as well but said the quickest access will be from Sullivan's alley and pump from Main Street for the sewer via force main.

There was a discussion again for the relocation of the existing hydrant and keeping it in the same proximity. G. LaGoy asked Dane if what he was saying is the "main" that is coming down Sullivan's alley from Main Street from the point it comes off the Main Street "main" is private. Therefore, would it make sense to run a new "main" down there and connect through to the hydrant that connects to the northeast corner of the residential development just so it loops through the whole site. R. Oliva said rather than leave the old service in place, loop the water down Sullivan's Alley and tie the existing service and hydrant off of the new loop.

G. LaGoy asked what is up with the “smokestack” on the site. T. Beauregard answered it is owned by the GRA and there is a 50-year lease for the cell tower there. There is equipment in the building owned by the cell tower companies, and they are about 15 to 20 years into the lease. There are plans to make it look nicer on the façade.

S. Dorow commented she would second the bathrooms and the need for security. There is a lot of litter and crime especially the stairway. She has spent a lot of time picking up litter. Noted, the small grass area and how will it be successful through the next drought and hopefully does not turn into a dust bowl, or flood since it is surrounded by non-impervious area. Further, need to have trash bins year-round because as of now there are dumpsters overflowing back there and the need for trash management. L. Saunders will provide the standard for trash receptacles.

Ended at 10:55 a.m.

143 Colony Road – Expansion of self-storage facility:

Mr. Nate Chamberlin of Fieldstone Consultants displayed plans and explained there is existing self-storage consisting of 56,200 square feet and proposing 27,600 square feet extending into the stored junk area which will be cleaned up. There are two existing parcels, one up front and one that goes way out back the rear of property. There are wetlands out back but will not go near that area. The buildings are sloped. Will mitigate run off from stormwater generated and will not go beyond the existing gravel. There will be security lighting on the outside of the buildings and no electrical inside the building. Currently there are two curb cuts as well as a man-gate access.

R. Oliva wondered when the original facility was built, and Mr. Chamberlin did not know. R. Oliva said the existing site poses a lot of impervious area and in terms of stormwater standards and treatment will need to look at everything, as well as complying with the City’s stormwater ordinance.

D. Arnold noted the power transmission line and strict encroachment for right of way and height of buildings.

G. LaGoy said four (4) of the buildings along with additions on them puts them over 7,500 square feet and Mass Fire code, Chapter 148 will requires sprinklers. There are no hydrants on site, and no municipal water on site.

R. Swartz had no questions.

L. Saunders had no questions.

R. Jean asked what the other two buildings on site are being used for. Mr. Chamberlin was not sure. Also commented he would not issue a building permit unless they get permission from the utility company.

R. Oliva said he noticed there are wells on the site and asked where the septic system is. Mr. Chamberlin said he is assuming it is out front and pointed it out a manhole on the plan. R. Jean said they need to identify on the plan where the septic is located.

T. Beauregard asked if the junk such as campers on the site is being cleaned up. Mr. Chamberlin said yes and said if the owner does not want outdoor storage can make out a plan where it will be.

T. Beauregard asked if there is a landscape plan. Mr. Chamberlin said he will include as part of the final plan package, as well as a photometric plan. In addition, a drainage and stormwater plan.

T. Beauregard also noted parking requirements which is industrial use, and the City does have requirements and should be shown on plan. Relief should be sought if needed. Mr. Chamberlin

said there are no parking areas since people just park in front of their storage units. R. Jean asked if the travel lanes are 24 feet wide. Mr. Chamberlin said between 25 and 30 feet.

S. Dorow explained the project falls under WPA state jurisdiction since the proposed project expansion is designed to encroach 30-foot no disturb and 60-foot no build zone of a wetland. It is highly unlikely a waiver would be issued. S. Dorow advised they have multiple alternative analysis to demonstrate that other ways/designs were reviewed and taken into consideration prior to going before the Conservation Commission. If there is a way to redesign so the storage units and other related construction do not fall into those areas it would make things easier when presenting them.

J. DeRoy asked how wide the buildings are. The reply was around ten-feet wide.

3.. Other Business. *None currently.*

Motion to adjourn.

D. Arnold/R. Swartz.

Meeting ended at 11:20 a.m.

Vote - All in Favor.