

CITY OF GARDNER

DEVELOPMENT REVIEW COMMITTEE

M I N U T E S

May 14, 2019 at 11:00 a.m.

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

Members present: Trevor Beauregard-DCDP, Lauren Saunders-Health Dept., James Trifiro-Police Dept., Roland Jean-Building Dept., Jeffrey Legros-Conservation, Rob Oliva-DPW, Greg LaGoy-Fire Dept., and Raymond LaFond-ZBA

Members absent: *Richard Ares-Fire Chief, Dane Arnold-DPW, and Chris Coughlin-Engineering Dept.*

Others Present: Christine Fucile-DCDP, Vito Sorrentino of Boston Hides & Furs, Ltd., and Rob Rose of Senate Construction Corp.

T. Beauregard opened the meeting at 11:00 a.m.

1. Approval of Minutes:

✓ **March 28, 2019**

Motion to approve minutes as presented.

G. Lagoy/J. Trifiro.

Vote – All in favor.

2. New Business:

■ **Preliminary Site Plan Review ~ Boston Hides Limited Co.**

... **Locations: 381 Main Street and 25 Mechanic Street**

Mr. Hannigan of Hannigan Engineering, introduced himself and Vito Sorrentino of Boston Hides, along with Rob Rose of Senate Construction Corp.

Mr. Hannigan spoke mainly of the site at 381 Main Street, however, both properties will be purchased by the applicant, Boston Hides. Further, once this project is permitted, the plan is to demolish the existing building located at 25 Mechanic Street, and build a 10,000 square foot new building. Mr. Hannigan explained this will be a two-step process, first is this preliminary site plan, and later will be back for another preliminary site plan for the new building. Mr. Hannigan said he will need a special permit from one pre-existing, non-conforming use to another non-conforming use.

At 381 Main Street, a small corner section in the parking area will be cleaned up, some curbing will be added, and restriping to include 15 parking spaces which is sufficient for the short-term use as there will be about 12-15 employees. There will be no changes to the grading, lighting, landscaping due to the short term use of the property. The building currently has entrances that are at grade, but do not have floor drains.

Mr. Hannigan explained the hides are brought in by truck to the site two or three times per week, cut and trimmed, put on a pallet and placed on top of each other with a layer of salt between each hide as a preservative. The hides are shrink-wrapped and stored prior to shipping off site. The trimmings are put into large industrial sized bags, stored separately, and shipped for recycling to a gelatin facility.

The usual procedure is to power wash the facility every day with the water going into a drain system which then goes into a sewer. Since this location has no drainage system, and will be a short-term use, at the end of the day the salt will be swept up. If there is too much grime mixed in with the salt, it will be disposed of appropriately. Furthermore, the salt can be re-cycled if it can be re-used. Mr. Hannigan said he will check with the sewer department, and the treatment plant with regard to their procedures and requirements. Additionally, no fumes or odors are anticipated because of all the salt involved.

Questions/Comments/Concerns

R. LaFond:

Asked if the hides are delivered dry or come in raw?

Answer: Mr. Sorrentino said they come in raw from the slaughterhouses and salted right away. Also, the hides do not stay long at the facility, and if the weather is warm, more salt is used. If the salt is tainted, which is about 10%, it is thrown in a dumpster and taken away by the dumpster company. The type of salt used is mineral salt from Cargill Salt Company.

Mr. LaFond spoke for the ZBA side, as well as what will be looked at when going before the ZBA. One of the concerns will be traffic flow, meaning how the trucks will be going into the site and if they will be going around the building, or if near any of the parking area, where truck delivery is going to be, and the hours of operation. In addition, will need to know how the expended salt is managed, for example, is it picked up by a certified company, does it need a manifest, or go into a drain or trash.

Answer: Mr. Hannigan thought the salt is not hazardous and may not need a manifest, but will confirm this.

Mr. Hannigan explained the trucks will be backing into the site off Main Street, unload and leave.

It was noted the trucks are 53 foot trailers, and will be delivering three or four times per week. R. Jean asked how much room between the building and the property line, and Mr. Hannigan's response was about 105 feet.

Mr. LaFond believes backing off Main Street could be a major issue, and suggested they look at a turning circle on the site. Mr. Hannigan responded they will perform some truck runs to see what they can do to get in and out of the site.

Mentioned the two buildings, and asked if there will be any pass and repass between the two buildings.

Answer: Mr. Hannigan said they are only applying for a special permit for the 381 Main Street location, and the other building will be demolished.

Mr. LaFond commented in the future this may become an issue, and suggested this be brought up for the presentation when the time comes.

Asked if any special ventilation in the building is required.

Answer: The current facility has no additional ventilation, but the new building will have HVAC system.

Mr. LaFond pointed out he knew of someone who had a similar business in Whitinsville that received and processed hides to make knife cases, as well as other artifacts. The hides were stored there and did not notice any odor.

J. Legros:

Asked what the non-conforming use is?

Answer: Use is for the trucking.

Questioned if they will be installing floor drains.

Answer: Not for this phase. The new building processing area will have a separate floor drain system that will go out to the sewer.

Noted there was mention of no plans for any additional, or new landscaping on the outside of the building, and was curious about providing some infiltration areas for stormwater to be directed.

Answer: Nothing on the outside is changing except the small corner section with the parking area.

R. Oliva:

Said he will need more information for the new building with regard to the discharges, and what is coming off with the salt. Mr. Hannigan thought possibly a grease trap, and will need input from the sewer department personnel.

Questioned the status of the parcels at this site, and if a public way. Mr. Hannigan said he will need to look into this.

G. LaGoy:

Asked if there are plans for any interior renovations.

Answer: Not for the existing building.

Wondered if the Hazard classification will change because of the use. R. Jean does not believe so.

G. LaGoy said the fire department will require an annual inspection report on the sprinkler system which is an NFPA 25.

J. Trifiro:

Can attest the intersection between Pine and Main streets is a bad area for backing in, as well as an absolute nightmare. There have been many accidents at that site, therefore, this is a big concern, especially with a 53 foot trailer backing down the road.

Asked if they have had any threats or issues from animal rights activists.

Answer: There have not been any issues at this point in time.

R. Jean:

Questioned the process with the hides while in the building, and if there are any floor drains currently in the building.

Answer: The hides are wet then salted before they ship out. Have not been in the building, but believes there are no floor drains.

R. Jean stated if it ends up there are floor drains in the building, it will be a concern. Mr. Hannigan said the drains could be sealed off.

L. Saunders:

Expressed concern with odor complaints especially with a house very close to the site, and asked if there are any odor complaints at their facility in Chelsea.

Answer: It depends on the weather. If it is a hot day, the doors are closed, but there will be a small amount of odor.

Also commented on salt disposal.

T. Beauregard:

Asked about rodent control.

Answer: Traps are put in every week by a service, and is kept under control.

Wondered about the timeline for Phase 2 with the demolition and the new building.

Answer: Phase 1 by August, and start the design at that point for Phase 2. The Purchase and Sale Agreement is contingent on getting the Special Permit. Phase 2 would start with permitting in the fall, and expect to have the new building completed in spring 2020.

Commented if there are no floor drains in the existing building, what the process is for removal of the scraps, as well as some residual on the floor.

Answer: The trimmings are placed in a bag and are sent out to be recycled. There is no blood or fat, just the trimmings off the hide. The residual liquid on the floor is swept up which is mixed with the salt and then disposed of.

Suggested cleaning up the site with some landscaping, and possibly some rain gardens in the back to make it look presentable. Mr. Hannigan said this is a temporary site for about a year, but could put some trap rocks for now, and up in the front, could put a few landscape islands.

2. Other Business.

None at this time.

Meeting adjourned at 11:48 a.m.