

PLANNING BOARD
Regular Meeting Minutes
June 08, 2021 via Zoom

Members present: Mark Schafron/*Chairman, Robert J. Swartz/Vice Chairman, Steve Cormier, Robert J. Bettez, Sr., and Paul A. Cormier/Members, and Trevor Beauregard/Director-City Planner*

Members absent: *None.*

Also present: Chris Coughlin-*Engineering*, Christine Martines Fucile-*DCDP*, William Hannigan-*Hannigan Engineering*, Chris Anderson-*Hannigan Engineering*, George Jones-*Representing Fredette Street, Stanley Hunter- Colliers, Dawn Casavant-Heywood Hospital, Frank Yavorsky-Heywood Hospital, Win Brown-Heywood Hospital, Nico Recine-Waterstone, Josh Levy, and Members of the Public (copy of attendance on file).*

ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the Chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Director of Community Development & Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.

Mr. Schafron called the meeting to order at 7:15 p.m.

1. APPROVAL OF MINUTES:

May 11, 2021 ~Public & Regular Meetings

Motion to accept public and regular meeting minutes as presented.

S. Cormier/ R. Bettez

Voice Vote –All in favor.

2. NEW BUSINESS:

2.1 Special Permit: Heywood Hospital Expansion Surface Water Overlay District

Mr. Schafron commented the Planning Board has adopted, in these types of issues for surface water protection, as their own best practice, to have a third party peer review of these projects. In addition, the proponent actually has endorsed this also.

Mr. Schafron asked if there is a need for more discussion from the Planning Board members, or any further thoughts or comments.

P. Cormier commented the residents' concerns have been heard, and thought this whole format was probably a little confusing for some of the residents, therefore, just want to let them know their opinions do matter, and is under advisement. In addition, believe it was a little confusing on what was proposed today, or what was supposed to be listed. Further, just want to make sure everyone on Woodland Avenue, Green Street, and Beech Street, their comments have been shared, have seen their petition, and is not going unnoticed. Mr. Schafron stated this is the first baby step in what is going to be a long process of hearings and reviews, as well as permitting. With apologies to all, it is very difficult on these zoom meetings, and believe this is the last zoom meeting, and asked T. Beauregard if this is so. T. Beauregard replied it depends on a few things, and noted the Governor has put in new legislation to extend the public

meeting process out until sometime in September, but needs approval from the state legislature. Also noted, if the Planning Board wants to make a decision whether to meet in person or not, starting after June 15, 2021. Mr. Schafron asked to get confirmation on this.

Mr. Schafron directed to Mr. Win Brown, President/CEO of Heywood Hospital. Mr. Brown spoke in follow up to the earlier meeting, and stated he would like to offer an invitation to the residents' of the hospital's neighborhood for a group meeting to talk about the project, and answer some of their questions, as well as, give a full overview with Mr. Hannigan to make sure the residents understand what the hospital is doing, and will be able to hear their concerns regarding the impact, or their perceived impacts to the neighborhood. Mr. Brown also stated they live in the neighborhood as well, and are concerned about all the same things, so he is happy to have the meeting, and will reach out to all the abutters and neighbors to have a meeting prior to the next meeting which, hopefully, will allow for a more focused and robust discussion around issues they were not potentially able to address for the residents' satisfaction. Also, stated he thought the format was a little confusing because they were only talking about the drainage piece of tonight's project due to the way the notice went out, therefore, believes this was frustration for some not being able to have a full discussion.

T. Beauregard commented since the public informational meeting to include site plan review was mistakenly left out of the public hearing Ad that was placed, therefore, recommended the Planning Board have a meeting on the Site Plan Review for possibly June 22, 2021, which is two weeks from tonight. T. Beauregard further commented, he believes this would be helpful only if this one item is on the Agenda since there seems to be a lot of questions/concerns from the neighborhood local residents, therefore, having one meeting set aside just for that purpose would go a long way, and be very helpful.

Mr. Schafron agreed, as well as the Planning Board Members.

Motion to hold Public Meeting for Site Plan Approval on June 22, 2021, at 7 p.m. in person, location to be determined.

R. Bettez/S. Cormier.

Vote – All in favor.

2.2 Definitive Plan ~ 100 & 112 Fredette Street:

Mr. Schafron commented the lot line is puzzling, and does not understand why this has not been resolved, and questioned if this makes a difference for getting a building permit. T. Beauregard replied he would have preferred it resolved beforehand, but, if the Planning Board is comfortable with that, can make a condition into the approval. However, does not believe this should be an issue if conditioned by the Board.

Mr. Schafron asked if there is any further discussion, or questions for this project.

Mr. George Jones spoke for Seaman and Garlock companies, and asked if anyone had any questions to propose to him. Mr. Hannigan said he wanted to clarify the lot line. Right now there are two separate entities that are working on this property, and as part of the process of combining the buildings, it would be to combine both the land and the entities, so did not want to combine before site plan approval. Once approved, and in writing, will then be able to complete the transactions with all the entities involved, combine the two lots, and then come back with the ANR plan. Mr. Jones stated they will be able to do this, and added they are just finishing up with the environmental testing which has taken longer than expected.

Motion to approve Definitive Site Plan with condition the Planning Board be provided documentation showing common ownership of the property, and an ANR Plan in accordance with the ownership.

P. Cormier/R. Swartz.

Vote – All in favor.

2.3 MJTC [Montachusett Joint Transportation Committee] ~ Appoint Planning Board Member

Mr. Schafron asked if anyone would like to volunteer.

T. Beauregard explained this has to do with transportation related issues, and is through MRPC (Montachusett Regional Planning Commission), who receive a lot of federal funds passed down from the federal and state government for transportation related projects, as well as identify priority projects within

the City to make sure those projects are moved forward through the annual allotment of funds. The committee meets monthly, maybe every couple of months in the evening. Mr. Schafron asked what the duties entail. T. Beauregard replied just sitting through an hour or two long meeting once a month, every month or two to discuss transportation related projects throughout the region. T. Beauregard will get more information on dates and times as requested by the Planning Board members. Mr. Schafron suggested continuing this over to the next regular Planning Board meeting.

3. OLD BUSINESS:

3.1 Continuation of Public Hearing ~ Heywood Hospital Infrastructure Project

Mr. Schafron re-opened the Public Hearing, and asked if there is any news with regard to the peer review. T. Beauregard replied he has not received a check yet, and was told he would receive it today. Once the check is received, will be able to engage the on-call engineer with a "Notice to Proceed". The on-call engineer will then proceed with the review of the documents, and formulate a report for the Planning Board.

Mr. Schafron adjourned the Heywood Hospital Energy Micro-Grid project, and continued to the next regular Planning Board meeting to be held on July 13, 2021.

3.2 Ordinance ~ Development Overlay District 1

Mr. Schafron asked if any more data has been received from City Councilor Graves. T. Beauregard replied he did not, and noted he requested additional information, and received an email back stating he would provide, however, have not received anything to date. T. Beauregard further said the Planning Board received the amendment request from the City Council on May 4, 2021, and there is a 65-day window until a Public Hearing needs to be held, so the Planning Board should consider taking action tonight, make a recommendation one way or other to the City Council. If the City Council wants to proceed with it, they can schedule a joint public hearing, possibly Councilor Graves will be able to offer additional information to the Planning Board at the hearing.

Motion to recommend not to approve for lack of information.

S. Cormier/R. Bettez.

Voice Vote – All in favor.

4. ANNOUNCEMENTS~~NEWS~~ARTICLES~~EVENTS:

Next meeting schedule for Tuesday, July 13, 2021

Special Public Meeting for Heywood Hospital Definitive Site Plan on Tuesday, June 22, 2021

Adjournment

Motion to adjourn.

R. Bettez/P. Cormier.

Voice Vote – All in favor.

The meeting adjourned at 7:40 p.m.

All documents referenced or used during the meeting are part of the official record and are available in the Department of Community Development and Planning pursuant to the Open Meeting and Public Records Law.