

**DEVELOPMENT REVIEW COMMITTEE**

**MINUTES**

**July 9, 2019 at 2:00 p.m.**

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

**Members present:** Trevor Beauregard-DCDP, James Trifiro-Police Dept., Roland Jean-Building Dept., Jeffrey Legros-Conservation, Raymond LaFond-ZBA Richard Ares-Fire Chief, Dane Arnold-DPW, and Chris Coughlin-Engineering Dept.

**Members absent:** Lauren Saunders-Health Dept.; Laura Casker-Planning Board

**Others Present:** Christine Fucile-DCDP, Chris Anderson-Hannigan Engineering, Rob Rose-Senate Construction Corp., and Maribel Cruz-Economic Development Coordinator.

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

**1. Approval of Minutes:**

✓ **May 14, 2019**

***Motion to approve minutes as presented.***

**R. Jean/D. Arnold.**

**Vote – All in favor.**

**2. New Business:**

■ **Preliminary Site Plan Review:**

Chair City Realty Trust, C/O Angelo G. & Melody J. Salvatore

**Location:**

442 West Broadway

In attendance for Chair City Realty Trust were Chris Anderson of Hannigan Engineering, and Rob Rose of Senate Construction Corp.

Mr. Anderson said the project is for the Chrysler-Dodge and Jeep facility expansion and parking reconfiguration. The intent is to remove portions of the existing building that is currently being utilized as a dealership and service area, to redevelop and remodel, and to expand the service facilities. Part of the work will be reconfiguring the parking to aid in the general flow of the site. Currently reviewing existing utilities on the property, and it is the intent to keep, maintain, or utilize safe connections for sewer and water. Drainage will be reviewed more intensely during the Definitive design phase. Currently the site is primarily a mixture of pavement, asphalt grindings and crushed concrete, therefore the site is rendered impervious.

## Questions/Comments/Concerns

### T. Beauregard:

Inquired as to what is going to be demolished.

Mr. Anderson replied the only part of the existing building that will remain is the hatched area. Also, there will be a new drive in entrance, and additional expansion in the back of the building for the service area.

Asked how much square feet will be demolished. Mr. Anderson said just under 4,000 square feet. The existing showroom is being demolished and rebuilt. T. Beauregard thought the two additions to be around 10,300 square feet. Mr. Anderson said actually a little less than the 10,300 square feet. T. Beauregard requested the 30 foot setback on Kinzer Drive be noted on the plans.

Questioned if there will be landscaping. Mr. Anderson said there will be some areas along the frontage of the building as well as along the sides. In addition, there will be a few islands throughout the area and will accommodate landscaping for those areas. T. Beauregard requested the percentages be shown on the plan. Also noted the parking area at 150.

Asked if there is a dumpster on site and the location, as well as, if it is on a concrete pad, and enclosed. Mr. Anderson replied the dumpster locations to remain the same, and during construction will be maintaining two dumpsters, but not sure if enclosed. T. Beauregard emphasized dumpsters should be enclosed, and shown on the plan.

Asked about the lighting and height. Mr. Anderson explained there will be some lighting on the building. Was not sure how much light will be needed around the exterior of the building within the actual parking lot area. Furthermore, there is existing lighting. Mr. Anderson stated they will locate the lighting, and will try to maintain what is there, or relocate. Mr. Anderson did not know the height of the existing lights. T. Beauregard said the height is a maximum of 20 feet.

Also, would like to see a parking scenario layout, including employee parking, product parking, and how many parking spaces. Mr. Anderson said the plan shows 303 parking spaces currently, but once the real layout and design is completed, it be around 250.

### R. Ares:

Believes the building currently does not have any sprinklers. Also noted any building over 7,500 square foot is required by law to have sprinklers. Further, he believes public works will want to have separate fire service main brought in, but did not see this on the plan.

Mr. Anderson answered it is their intent to bring it up to code, including the existing building and all the new structures.

### D. Arnold:

Noted Kinzer Drive was recently paved, and does not believe there is any water and sewer there, therefore, will have to go out through West Broadway which is a state road. In addition, will require a state permit.

As soon as the Utility Plans are presented, comments will be made available.

Noted when the full site survey is being completed, with regard to property lines, to please state the corners along the City property.

Spoke of the parking area years back when it was a grassy area, and now asphalt has been added, therefore, the drainage calculations now with asphalt down is all impervious, and should be

considered. T. Beauregard said the requirement is 15% open space on the lot, as long as the criteria is met. In addition, can have up to 85% impervious surface on the lot. T. Beauregard noted this was a good point, and should be taken into consideration, but as long as the percentages of open space is depicted on the plan. T. Beauregard asked if that area of the lot is being used for vehicle storage, and Mr. Anderson replied yes, but believes it is on the back portion of the lot.

R. Jean:

Does not have anything with regard to this plan, but will save comments for the building design.

J. Trifiro:

Asked if they will be changing the entrance/exit off West Broadway to get to the facility. It was replied the footprint will remain the same.

J. Legros:

Said to be aware there are wetland resource areas in the rear of the parcel in the wooded areas. They are not shown on the plan, so not sure if they are outside of the 100 foot, or if they are not labeled because they are far enough away from the work. Again be aware they are there. The existing wetlands and their buffer zones should be delineated and shown on the plan.

R. LaFond:

Mentioned the demolishing of some part of the building, as well as, zoning might inquire about any directional signs which might go on the final plans. Also, dimensional requirements.

C. Coughlin:

Nothing right now until the drainage plans are presented.

Drainage Discussion:

T. Beauregard asked if he has an idea of where the drainage is going from the site right now.

C. Coughlin said he is not exactly sure, but has plans.

D. Arnold said there is a river behind there.

Mr. Anderson said there are a couple on site catch basins located throughout the site, and believes the sheet flows down towards the southwest.

J. Legros said given the increase in impervious D. Arnold spoke of, and the proximity of the wetland resource areas, it might be wise to think about getting as much infiltration as you can. Also suggested swales and rain gardens for sheet flow.

## 2. *Other Business.*

*None at this time.*

**Meeting adjourned at 2:20 p.m.**