

PLANNING BOARD PUBLIC MEETING MINUTES  
COMMUNITY HEALTH CONNECTIONS  
AUGUST 10, 2021 – 7 PM

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

Members absent: *Mark M. Schafron/Chairman.*

Also present: Mayor Nicholson, Chris Coughlin-Engineering, Christine Martines Fucile-DCDP, Darcie Confar-Siemens Industry, Inc., Matt Wzorek-Tighe & Bond, Chris Keenan-Quinn Engineering, Tim Hunt-Martin Brothers Contracting, and Jeff Angers-CHC, and Members of the Public (*signed 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.
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Mr. Swartz opened the meeting asking for approval of minutes.

***Motion to approve minutes of July 13, 2021.***

***R. Bettez/S. Cormier.***

***Vote – All in favor.***

***Mr. Swartz, Vice-Chairman called the Public Meeting to order at 7:00 p.m.***

***Mr. Swartz read aloud the Public Meeting Notice for Community Health Connections.***

Timothy Hunt from Martin Brothers Contracting introduced himself, as well as Chris Keenan of Quinn Engineering. Also thanked Jeff Angers of Community Health Connections for being present.

Chris Keenan explained Community Health Connections is proposing to construct a 20,000 square foot building which will house medical and dental facilities on Timpany Boulevard. The location of the site falls in between Mill Street and the Wal-Mart secondary access road along Timpany Boulevard. In addition to the 20,000 square foot building, also proposing a parking lot in front with 101 parking spaces, as well as landscaping around the parking area along its inside parking, in accordance with the city ordinance. All stormwater will be collected from the parking area and will run to a stormwater basin out behind the building. Also, proposing multiple access points, with a new driveway out to Route 68, which will be the primary access point, and will include two secondary access points to the existing secondary Wal-Mart access road which access is provided via permanent access and utility easement. Utilities to the building will be via the Wal-Mart secondary access road as well.

Mr. Keenan directed to the Planning Board for any questions.

T. Beauregard asked Mr. Keenan to display the Site Plan.

S. Cormier noted the parking lot in the rear of the building with regard to delivery closest to the building, and what the indent is for delivery. Mr. Keenan replied they allowed for tractor trailer traffic to come in and back up to a loading area, and then the circle is the minimum turning radius to get the trailer truck back out into that direction. S. Cormier questioned if there is parking in the back. Mr. Keenan said there

is no parking in the back because all the parking is out in front of the building which is in accordance with the variance that was issued for the project. Mr. Swartz noted an application was issued to the ZBA for approval of the placement of the parking lot to the front of the building.

Mr. Swartz asked about the lighting for the parking lot, and noted the information was received about the wall packs, however, there is concern for the type of lighting within the parking lot itself. Mr. Keenan answered they did propose a photometric plan that was submitted identifying the light poles and fixtures to be installed in the front parking area which primarily fall within the landscape islands, or in between parking spaces in the two center aisles. Further, the lighting is designed so that the light does not spill over. Mr. Swartz confirmed they are going to be radiating down without expanding out to the sides. Mr. Keenan said that is correct, and there is no upward facing lighting.

Mr. Swartz noted the retention pond in the rear, and thought this is something they are going to construct, as opposed to a piece of territory that is already there with a detention in the surface. Mr. Keenan replied this is correct, they are going to construct it completely from scratch as part of the construction with the building. The stormwater construction first, putting in all stormwater basins to protect the wetland and riverfront area that is down at the bottom of the hill and back. Mr. Swartz asked how big the detention pond is. Mr. Keenan said it holds about 30,000 cubic feet of water. Mr. Keenan also noted they will be in front of the Conservation next week, and they will review the location, as well as the drainage structure and basin.

C. Coughlin commented the site lighting is a concern. Looking at the photometric plan near the entrances coming off Timpany Boulevard, and also off of the Wal-Mart access path, the lighting looks either a little too dim, or none at all, especially on the Wal-Mart side, so worth a consideration to push some of the lights out a little closer to the property lines. Mr. Keenan wasn't sure if the photometric plan includes the existing lights on the Wal-Mart access road, but did note there are light poles opposite both entrances, and believes it is covered.

C. Coughlin mentioned utilities, and said the DPW requires separation of the fire and domestic water service, and suggested bringing in a single line with a hydrant, or if they prefer, a separate domestic and separate fire with no hydrant. Mr. Keenan said this is not a problem.

C. Coughlin asked if the sewer is a force main, or gravity. Mr. Keenan replied it is gravity. C. Coughlin asked if it could be tied into a service stub instead of the manhole. Mr. Keenan said yes.

C. Coughlin questioned traffic turning into the site from Timpany. Mr. Hunt commented they have had discussions, and are more than willing to include striped traffic lanes. Mr. Keenan said a traffic report was submitted from AK Consultants, and the traffic report evaluated turning maneuvers into the Wal-Mart access road, and into the new driveway, as well as out of the new driveway in both directions, and the Wal-Mart access road in both directions, and found adequate levels of service for both intersections. Furthermore, they did not make any recommendations for traffic improvements on Timpany Boulevard. Mr. Keenan noted the Planning Director suggested some striping changes for right turn lane out, along with a right turn lane in on Timpany Boulevard which they will accommodate. C. Coughlin agreed. T. Beauregard added he would like to see a left turn in going north, and it was agreed do not need a right turn out. C. Coughlin confirmed southbound a right turn in, northbound a left turn in.

T. Beauregard asked what the height of the lighting poles are. Mr. Keenan replied he believes 28 feet. T. Beauregard pointed out zoning is 20 feet. Mr. Keenan answered he will make that change. T. Beauregard said this will require a new lighting plan.

T. Beauregard questioned the drainage from the rooftop, and where it goes. Mr. Keenan replied it goes to the stormwater basin, and all are interior drains to the stormwater basin.

T. Beauregard recommended no snow storage on any landscaped areas, consolidate the snow storage areas, and commented under the ordinance, cannot use landscaped areas for snow storage where areas are being used to meet the open space requirement. Mr. Keenan said they can put a sign up "no snow storage" for the contractors plowing.

S. Cormier asked if there is anything set up as far as long term maintenance for the detention basin. Mr. Keenan said they submitted a hydrology and stormwater management plan package which has an operation and maintenance plan for all of the drainage systems on site, when to clean the catch basins, and when to clean the stormwater basins, as well as mowing. Mr. Keenan said this should be recorded as well with Conservation for ongoing requirements. Mr. Swartz asked if the detention pond will be fenced off. Mr. Keenan answered yes, it will be fenced off.

Mr. Swartz asked if anyone from the public would like to comment about this project.

Mayor Nicholson stated his office has spoken with Community Health Connections about this project, and he believes it is good for the City, and said the recommendations made today are helpful to the site. Further, he thinks it is going to be something that help benefit the city in the long run with the services that are going to be offered there. Mr. Swartz thanked the Mayor, and noted, the Planning Board has his letter on file he had submitted.

Mr. Swartz called thrice if there is anyone else who would like to speak in favor of this project.

Mr. Swartz called thrice if there is anyone else who would like to speak against this project.

No one else spoke in favor or against this project.

**The Public Meeting closed at 7:20 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.
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