

MINUTES
PLANNING BOARD--PUBLIC MEETING

Re: CITY OF GARDNER DPW

January 10, 2017 at 7:00 p.m.

115 Pleasant Street, Robert L. Hubbard Meeting Room, Gardner, Massachusetts 01440

Members present: Allen L. Gross/Chairman, Robert J. Bettez, Sr. /Vice-Chairman, Robert Swartz--Member, and Trevor Beauregard-Director/City Planner.

Members absent: *Laura Casker, and Mark Schafron.*

Also present: Robert Hankinson and Chris Coughlin-Engineering, Dane Arnold-City of Gardner DPW Director, Bill Capone of Bayside Engineering, Andrew Mansfield of Gardner News, and Christine Fucile.

Mr. Gross called the Public Meeting to order at 7:00 p.m., and stated the following:

In accordance with Article 10 of the City of Gardner Zoning bill Chapter 675-1020 Site Plan Review, notice is hereby given that the Planning Board will conduct a public review meeting on **Tuesday, January 10, 2017 at 7 p.m.**

The purpose of this public review meeting is to consider a ***Definitive Site Plan*** submitted by the ***City of Gardner DPW***, for proposed construction of two (2) buildings to be located south of the existing DPW facilities, and will also share the same parcel of land as the existing DPW facilities. The proposed construction includes a 5,600 SF Office Building with an associated parking lot consisting of 31 spaces, and a 14,080 SF Cold Storage Building.

Dane Arnold, City of Gardner DPW Director explained the following:

- Introduced Bill Capone from Bayside Engineering who is the design engineer for the project, and Chris Coughlin who is the Assistant City Engineer.
- Since the Suez contract will expire in 2018, considered merging the water, sewer, and engineering department with the DPW at one location, which also includes the water distribution and sewer collections.
- The existing building located at 416 West Broadway was built in 1972, and with this merge, it is not possible to accommodate the engineering department along with the water department in order to work efficiently.
- Approached the Mayor and the City Council a little over a year ago, and received a loan order to build the office and cold storage buildings. The cold storage building will house the

DPW equipment, water and sewer equipment. The administrative building will merge DPW with City Engineer along with the building department, and future growth if needed.

Chris Coughlin, Assistant City Engineer gave a brief description of the project as follows:

- Pointed out the existing DPW building location on the plan.
- The cold storage building will be 14,080 SF and will be dedicated to City storage.
- There will also be a 5,600 SF office building.
- *Site plan layout* - has a pond brook running behind it, so the 200 offset for the river had to be taken into account.
- *Stormwater* – there are no specific structures for this, so everything will be sheet flow, and there are two main areas that will end being a detention basins, and two outflows to the river.
- *Water and Sewer* – will have force main to Manca Drive,
- There will be a sprinkler system in the cold storage building. The office building will not have sprinklers because it is below the requirement of 7,500 SF.
- There will be 31 parking spaces.
- *Lighting* – there will be wall packs on the building, and four free standing light poles.
- *Landscaping* – four maple trees will be planted up front along with shrubs.

Questions/Comments:

Mr. Gross asked where the access will be to the cold storage building.

Response: Can access from either side of Manca Drive and West Broadway.

Mr. Gross stated that he did not see any issues from the Development Review Committee other than the first hydrant location. C. Coughlin responded that it has been located and spoke to the Fire Chief.

T. Beauregard asked if there will be any zoning relief.

Response: Do not have a scheduled meeting yet, but believes possibly the end of February. Has met with the Zoning officials regarding two issues, one being the parking lot in front of the building regarding the lights shining on to adjacent properties, and the other being landscaping relief.

T. Beauregard asked what will happen with the existing building.

Response: The existing building will remain, and the offices will be renovated and used for the highway department foreman's office, and the cemetery department. Other renovations include updated locker rooms for the additional employees as well as bringing the bathrooms up to code.

Mr. Gross, Vice-Chairman called thrice for persons wishing to testify in favor of and in opposition of this project.

No persons presented themselves to testify, and no one from the public attended this meeting.

The public meeting closed at 7:15 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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