

**CITY OF GARDNER**

**DEVELOPMENT REVIEW COMMITTEE**

**M I N U T E S**

**JANUARY 25, 2018 at 3:00 p.m.**

*115 Pleasant Street, 2<sup>nd</sup> Floor Meeting Room  
Gardner, Massachusetts 01440*

**Members present:** T. Beauregard-DCDP, R. Jean-Building Dept., Jeffrey Legros-Conservation, Richard Ares-Fire Chief, Dane Arnold-DPW, and Jennifer Susen-Roy--Health Dept., Chris Coughlin-Engineering Dept.

**Members absent:** Chief John Bernard-Police Dept., and Raymond LaFond-ZBA,

**Others Present:** Maribel Cruz-EDC, Christine Fucile-DCDP, Rob Oliva-DPW, Representatives of PM Realty Group, and Sanctuary Medicinals, also Andrew Mansfield of The Gardner News.

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*T. Beauregard opened the meeting at 3:00 p.m.*

**Approval of Minutes:**

⇒ *September 19, 2017*

**Motion to approve minutes of September 19, 2017.**

**R. Ares/J. Susen-Roy**

**Vote – All in favor.**

**1. New Business – Preliminary Site Plan re Sanctuary Medicinals, Inc.**

■ ***William Murray, Architect of Place Associates, Inc., established the project site will be located on a paved vacant lot near the access road that goes behind Wal Mart.***

The building will be a one story, approximately 4,000 square foot retail medicinal dispensary on the site.

Parking is proposed to be in excess of what the regulations require. .

Due to the large radius turn, will have to modify the existing curb cut slightly closer to Timpany Boulevard.

All of the aisles are designed 24 feet exclusive of the one that goes around the building which is 20 feet.

Attempting to develop this under the Wetlands Protection Act and the City Ordinance as a redevelopment since part of the site is paved, as well as matching the footprint of the impervious that exists today, but not creating new impervious. What exists today is a parking lot that drains to the southerly side, and sheet drains to the adjacent wetland. There is a culvert and imminent stream that flows (*shown on plan*), and there is a deep depression with the drainage system that goes in through Route 68.

The plan is a very straight-forward design with two accessible parking spaces to the front. Proposing a walk around for both entry and exit, possibly connecting these two.

No landscaping plan at this point in time, but want the building to be as visible as possible.

Signage will be significant on the building.

Water and sewer stubs currently exist, and connection will be made through these stubs.

Does not believe a traffic study is relevant for a use this small, therefore will be seeking a waiver of traffic impact analysis.

Regarding fire truck apparatus access, there is visible access on three sides, and will be able to gain access to the front of the building off of Route 68.

On behalf of the public health and building departments, this retail business will be a registered dispensary with the State, in addition, all the State requirements will be adhered to.

Construction type will be the typical metal building with brick, and a mason frame. Stated since the building is only 4,000 square feet, believes no sprinklers are needed for this size building.

Signage will be posted on two sides, and will provide with site plan application, the plans for what is being proposed for both building and mounted, in addition to displaying the footprints and elevations.

**Mr. Murray** stated he recognizes he will need to reach out to the Planning Board for Site Plan Review, the Zoning Board of Appeals for a Special Permit for a medicinal marijuana dispensary, and filing with the Conservation under City ordinance and wetlands protection act. The actual contractor will be filing for water and sewer permits for the connections.

■ **Discussion/Comments/Suggestions:**

**J. Legros/Conservation:**

- ... Mentioned they spoke before the meeting with regard to including some rain gardens, and additional pre-treatment and treatment for the stormwater since a majority of the stormwater will be draining to a wetland area. A filing with the Conservation Commission under the Wetlands Protection Act and Ordinance will be required.
- ... The wetlands filing plan should illustrate the drainage flow patterns and include a good legend. If the former wetland replication area will be used as a drainage swale, then additional replication areas should be proposed. Also stated that past information related to Wetlands Protection Act filings should be presented as part of the filing, and if the wetlands scientist wants to follow up, can do a site visit in advance to look at the previous replication area. Should present a separate color plan with wetland delineations, and buffer zones focusing on the wetlands.

**D. Arnold/DPW:**

- ... Stated he will have more comments when he sees a plan with water and sewer utilities.
- ... Inquired if there is a hydrant on the intersection of Timpany, and R. Ares responded the closest one is part way down the access road, with the next closest on Mill and Timpany.
- ... D. Arnold suggested installing a hydrant for this site, and R. Ares noted he looked at the site and believes the access road is sufficient.

... Mr. Murray explained that the stubs already exist, and believes there will be no need for a street opening permit since the stubs extend on to the site. Mr. Murray further explained that the DPW will be contacted prior to connecting to insure the stubs are of suitable use and quality.

C. Coughlin/Engineering:

... Pointed out the access road owned by Wal-Mart, and questioned if there is an agreement in place. Mr. Murray responded that there are deeded rights for the access way and also for the utilities. J. Alex further commented they purchased the land in December and there is a written agreement.

T. Beauregard/Director:

Questioned when they plan to begin the special permit process with the Zoning Board of Appeals? Mr. Murray stated that he thought he could not get the Special Permit until after the Site Plan Review process. T. Beauregard stated this is correct, but he recommended starting this process soon in order to get on the Zoning Board of Appeals which is usually a month in advance. T. Beauregard stated the Planning Board meets on February 13<sup>th</sup>, and will need definitive plans three weeks in advance for distribution and advertising.

... Lighting: Mr. Murray replied there will be site lighting, and will provide a photometric plan with the definitive submission. The intent is most of the lighting will be around the entrances, pocket lights on the building, some site lighting that will be LED mounted 16 feet high, and an average of one foot candle in the parking area. T. Beauregard pointed out that the maximum pole height per zoning is 15 feet, and if 16 feet is needed, will have to seek relief. Mr. Murray stated they will go with 15 feet.

... Fencing: Asked if there will be any fencing, and if it is required by the State? Mr. Murray replied there will be no fencing, and it is not required by the State, but the building itself will be quite secure.

... Landscaping: Mr. Murray indicated a plan has not been completed yet, but will comply with the requirements. One of the requirements is to have a berm or a dense, landscaped hedge between the building and Timpany Boulevard. In addition, intend to have low shrubs and ground coverings in order to see the public when approaching the property for security reasons.

... Since this is a fairly unique use, asked about estimates of traffic it will generate. Reply was around 100 people daily early on, but expect upwards of 200 people as the state adds on more patients per month. T. Beauregard stated this may come up at the Zoning Board of Appeals meeting.

... Signage: Will need to see a signage plan with the Definitive application. Mr. Murray agreed, and stated it will be schematic signage, however, will have size and general appearance.

... Sidewalks: Some consideration should be put into this. Reply was this will be discussed with the proponent.

... Access to the site: Believes there is a fairly wide shoulder off Route 68, and questioned the need for another turning lane, therefore may want to move the white line over in order to have an actual lane to pull over into.

M. Cruz/EDC:

... Questioned how many employees will be working at the site. The response was four to six full time employees on site, and also added that the hours of operation will be 8 a.m. to 8 p.m.

J. Susen-Roy/BOH:

... Asked how many days per week will the dispensary be open. The reply was seven days per week.  
... Inquired if there will be a dumpster on site. Mr. Murray's response was yes, and will be a locked, secured dumpster.

R. Jean/Building:

... Stated he will have more comments once he sees the building plan, but one point is he would like to have a discussion about the signage since a variance may be needed for the signage depending on the amount. Mr. Murray answered back that it will be a schematic with size and dimensions, in addition, will take a careful look before the application is presented to the Zoning Board of Appeals. Also replied they may permit this, and seek additional signage at a later date.  
... R. Jean also stated to keep in mind that the variance process is at least a 90 day deal.

R. Ares/Fire:

... Brought attention to the shredding mixed with other waste to render it inert before disposal in a locked dumpster, and wondered what the other material is. Reply was it is usually with sand/soil and is done in Littleton at their cultivation facility, and there is no waste of marijuana at the facility at all.  
... Should look at the building code to see if a fire alarm is required.  
... Commented that even though sprinklers are not required for this particular site, always suggests installing them to protect an investment. D. Arnold added that if sprinklers are installed, a separate water/sewer connection will be required. Mr. Murray asked if they need to take the ¾ inch back to the main, and the reply was yes. R. Ares informed could have an interior valve with a four inch Storz FDC (fire department connection) and locking cover, in addition to a 36 inch path to it. Once the other plans are received, will look and see, but obviously would like it on one of the paved sides facing towards the access road.

**2. Other Business:**

*None at this time.*

**Meeting adjourned at 3:32 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.