



**CITY OF GARDNER
CONSERVATION COMMISSION**

Gardner City Hall – Manca Annex
115 Pleasant St., Room 202

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MEETING

Monday, February 10, 2020 at 6:30 p.m.

CITY HALL ANNEX

SECOND FLOOR MEETING ROOM 203

Members Present:

Chairman Greg Dumas, David Beauregard, David Orwig, Duncan Burns, Donna Lehtinen, Norman Beauregard, and Michael Hermanson. Also present was Conservation Agent Lyndsy Butler, Martin Bowers (Associate, non-voting Member), and Kris Singer (Administrative Minute-Taker)

Members Absent:

None

Guests & Visitors:

Chris Anderson – Hannigan Engineering, Eric Bennardin – Fuss & O’Neill, Kristian Whitsett – Jones Whitesett Architects, Edward & Helen Lepkowski - residents, Richard Aspen – resident, Steven Rockwood – resident, Michelle Francis – student, Thomas Francis - resident

MEETING – brought to Order by Chairman G. Dumas at 6:30 pm

Minutes

Vote to approve the Minutes of the Meeting of January 27, 2019

- A Motion was made by D. Burns to accept the minutes as printed, seconded by D. Lehtinen, and unanimously voted in favor.

Request for Determination of Applicability

None

Request for Amended Order of Conditions

Request to Amend Order of Conditions for DEP#160-0621

The Gardner Conservation Commission will hold a joint Public Meeting under MGL, Ch. 131, § 40, Wetlands Protection Act and the City of Gardner Wetlands Protection

Ordinance (City Code Ch. 650) on the Request for Amended Order of Conditions filed by Timpany Crossroads, LLC, 422 West Broadway, for a property located at 295 Timpany Blvd (R-17-16-14). The applicant is requesting to allow for modification of the building layout and access drives within the Buffer Zones. Request also includes changes to the utilities relocating them outside of jurisdictional areas.

- Mr. Chris Anderson from Hannigan Engineering discussed the modification request, noting that the original Order of Condition was issued in 2018 and the Planning Board approved modifications in 2019. They are looking for final location placement of the new building and parking area. Modification will allow for roof runoff from all three buildings (including the existing 99 Restaurant) to pipe into the drain line and not into Dyer Pond.
- D. Orwig questioned if the drain line for the new building will be in the 60 foot buffer zone, and was told yes it would.
- G. Dumas noted that this new plan is better than the original.
- C. Anderson noted that the piping under the parking lot currently goes to a catch basin and will be piped into the new drainage so the parking lot won't need to be dug up and re-paved.
- G. Dumas inquired about the plans for the spout in the back of the 99 Restaurant, as he is concerned with the pipe being used in the future and suggests cutting the pipe, capping it, and marking it as such on the As-Built plans. G. Dumas and L. Butler both suggest keeping the rip rap for the slope in the back of the restaurant.
- Richard Aspen, abutter to the property, asked how this modification may affect his property as his backyard and basement have experienced flooding since construction began on the project. C. Anderson confirmed that the sloping is towards Mr. Aspen's property, but there will be a 25' buffer from his property line and the bottom of the slope. Water runoff will tie into the new drainage system. G. Dumas said that the amount of water will dissipate once drainage is tied in and the site is stabilized. Mr. Edward Lepkowski of 35 Dyer St asked if the current amendment will stop the runoff from going into Dyer Pond and was told this should resolve the problem.
- A motion to close the hearing was made by D. Beauregard, seconded by N. Beauregard, and unanimously voted in favor.
- A motion to approve the amendment request was made by D. Burns, seconded by D. Lehtinen, and unanimously voted in favor.

Request for Extension of Order of Conditions

None

Request for Certificate of Compliance

None

Enforcement Order

None

Emergency Certification

None

Presentations

Eric Bennardin from Fuss & O'Neil, Inc. to discuss Gardner Elementary School

- G. Dumas instructed the audience that there was to be no questions as this is just a presentation for the Commission, not a public hearing.
- Mr. Eric Bennardin from Fuss & O'Neill began his presentation by stating the design and development phase is finished and has been sent to the state for review. They are starting Construction Documents and hope to begin construction this upcoming October, while the permitting for the wetlands will begin next month. His hope is to be very proactive with this entire process.
- G. Dumas looked over the proposed schedule and noted that they have already fallen behind schedule. E. Bennardin said that the hope is to file with the Conservation Commission by the first of March.
- M. Hermanson asked about scheduling site visits. E. Bennardin noted that it will be dependent on weather, with G. Dumas noting that site visits in the fall and winter are "tough."
- E. Bennardin went over the map for the Commission, noting wetlands, streams, etc, and emphasizing that the hope is to try and minimize the impact on the wetlands.
- A further frustration is the required 200 parking spots for Elementary schools since the child needs to be walked to the front door; drop-offs are not permitted for that age group.
- Storm water planning to include outdoor detention basin, rain gardens, etc. Play areas are being considered with the intent to integrate them with the natural environment. In regards to roof-top solar, they are hoping to be "solar ready," taking into consideration the natural topography with the building of the structures. The design of the landscaping will take snow storage into consideration. Sewer will be brought in from Pearl St, and water from both Pearl St and the existing high school. The lighting plan will include downward-facing exterior lights and will not impede on the neighboring property.
- G. Dumas encourages as many borings as possible and to call L. Butler when work commences.

Old Business

New Business

- Old English Village- Reliant Affordable has filed a NOI and will be on the 2-24-20 agenda
 - L. Butler will send the drawings to the Commission tomorrow for review.
- FY2021 Budget
 - G. Dumas wants to be involved in the process, and knows that Trevor Beauregard has a detailed layout of the budget.
- 38 Metcalf Street

- L. Butler and D. Beauregard went for a site visit and noted a lot of debris (scrap metal and compost). A letter was sent to the owner and she confirms that the debris can be moved away. G. Dumas would like it removed within 2 months.
- 40 Teaberry Lane
 - L. Butler and the Building Commissioner did a site visit, as much work was completed at the address without building permits and proper oversight. L. Butler suggests that the owner could file a retro-RDA. The commission would like to review the file for any recent work or non-compliance.
- Appointments
 - D. Burns noted that the Acting Mayor cannot confirm Board/Commission Appointments, and his appointment is up currently, and others are up in the summer.

Motion to Adjourn

7:57 A motion to adjourn was made by M. Hermanson. The motion was seconded by D. Orwig and voted unanimously, all in favor.

Agent of the Conservation Commission