

CITY OF GARDNER

DEVELOPMENT REVIEW COMMITTEE

M I N U T E S

APRIL 10, 2018 at 10:00 a.m.

*115 Pleasant Street, 2nd Floor Meeting Room
Gardner, Massachusetts 01440*

Members present: Trevor Beauregard-DCDP, Roland Jean-Building Dept., Jennifer Susen-Roy--Health Dept., and Jeffrey Legros-Conservation.

Members absent: *Raymond LaFond-ZBA, Richard Ares-Fire Chief, and Deputy Chief John Bernard-Police Dept. Chris Coughlin-Engineering Dept., Dane Arnold-DPW.*

Others Present: Greg LaGoy-Fire Dept., Ryan Meagher-Fire Dept., Maribel Cruz-EDC, Christine Fucile-DCDP, Rob Oliva-DPW, William Hannigan of Hannigan Engineering.

T. Beauregard opened the meeting at 10:00 a.m.

Approval of Minutes:

- ▶ *January 25, 2018*
- ▶ *March 1, 2018*

Motion to approve Minutes of January 25, 2018 and March 1, 2018.

J. Susen-Roy/G. Lagoy.

Vote – All in favor.

1. New Business:

Applicant: Timpany Crossroads, LLC

... Re: Location at the south west intersection of Timpany Boulevard and West Broadway

... Attendees for Timpany Crossroads, LLC: William Hannigan of Hannigan Engineering, Inc.

Mr. Hannigan stated the Applicant was unable to attend this meeting, and gave a brief description as follows:

- The project is located within the recently rezoned Commercial 2 Zoning District.
- The main project is a full service restaurant. The other two buildings for commercial/retail uses, and professional office space are currently in discussions with various entities.
- The plan anticipates the parking, drainage, and grading requirements for the building pad area for the entire site.
- Each building will have its own dedicated parking area.
- The proposed restaurant will be constructed first, in order to account for drainage and to make sure there is sufficient capacity.
- There will be two access points, one off West Broadway located near the paper street, and the other off Timpany Boulevard. The access point off West Broadway was squared off perpendicular towards West Broadway to pull away from the abutter, and will have a row of landscaped screening along the driveway.

- Currently in the middle of the traffic study. Since there are discussions of a roundabout in this area, have approached the traffic study with the existing light and how it functions right now. Have had discussions with D. Arnold, Director of DPW, regarding his needs both short term and long term.
- The large truck deliveries will come in from either access point, loop around, and then either turn right and head back out to Timpany Boulevard, or turn left to head back out to West Broadway.
- Drainage: Proposing an underground chamber system which is basically a storage area, then discharge to a level spreader, to then overflow into the wetland area down below.
- Water/Sewer: Will be bringing in a new water and sewer line into the property.
- At this point there is no water in Timpany Boulevard, it actually goes through Dyer Street, and therefore a stub will be installed.
- A sprinkler system will be required due to the size of the restaurant.

Discussion:

R. Jean:

- Noted with vehicles pulling in of both access points, will require some type of screening for zoning relief, mainly at the end of the parking lot closest to Timpany Boulevard. Mr. Hannigan noted where some screening will be placed, and said more can be added as well.
- Questioned how close the access drive off West Broadway is to the property line at the bend. Mr. Hannigan believes 10-15 feet, and R. Jean stated 10 feet is the minimal.
- Spoke of the water from the parking lot that goes through the infiltrators, asked if it is a detention pond. Mr. Hannigan said no, the detention system is under the parking lot and ends up in the wetlands.
- Commented on the proposed buildings shown on the upper part of the plan, and if there will be enough parking. Mr. Hannigan said there is actually more parking than the 4.2 required to be sure to accommodate different uses.

G. LaGoy:

- Noted the fire hydrant on the Timpany Boulevard side, but did not see another fire hydrant listed on the plan. Mr. Hannigan believes there is another existing hydrant and pointed it out on the plan.

J. Susen-Roy:

- Mentioned the dumpster location, and Mr. Hannigan stated it will be inside an enclosed area adjacent to the building and will be fenced in. Also, the grease “dumpster” will also be located in the same location.

Mr. Hannigan stated the dumpster pads have not been set up yet for the other two buildings until the type of use is known. Mr. Hannigan further stated that the definitive plan may not show the other two buildings, since the main focus right now is the restaurant for permitting. T. Beauregard remarked that the Planning Board standpoint, they will want to know what the full build out will look like. T. Beauregard recommended permitting the whole site.

R. Oliva:

- Stated he met with D. Arnold and C. Coughlin and looked over the plan together, and will include their comments.

- Said all the existing houses with regard to water and sewer connections will have to be capped at the main in the street. Noted to be aware there is one dead end on the water line, so water quality could be an issue, and will probably have to flush it. Once it is flushed, since it is private, will need to go to DPW and pay a fee to meter it.
- Consider another fire hydrant on the interior of the site at the mid-point for flushing if needed.
- The water main on West Broadway is on the other side of the street, and for construction could be an issue. Noted it is a 12 inch line and was installed in 1997.
- The man hole for sewer connection, the invert will have to be re-built to accommodate the new connection.
- The driveways that come in off West Broadway are 150-160 feet drain into the street, and would like this to be avoided. Noted, currently the discharge is going directly into the second level spreader, and may have the ability to use this for West Broadway. Mr. Hannigan commented he may have to extend it further down.
- Noted the retaining wall further back into the parking lot should include a guardrail with a fence.
- Per C. Coughlin, regarding pedestrian traffic, would like to see a sidewalk installed at the driveway going from West Broadway to Timpany Boulevard since there is no interior sidewalk getting from the street into the site. Mr. Hannigan said could probably extend the sidewalks out from the building pads to the existing sidewalks. T. Beauregard commented once the site is built out, there will be pedestrians going from one building to the other, and should have a safe travel path for pedestrians throughout the site. Mr. Hannigan thought that creating a sidewalk system that connects to the street, and connects internally to the buildings would accomplish both objectives.
- Had discussions about the drive way onto Timpany Boulevard being right turn only, since a left turn onto Timpany Boulevard is too difficult. Mr. Hannigan said the point is well taken, and would like to meet, along with the traffic representatives. T. Beauregard stated he would like to be included in the traffic meeting.

J. Legros:

- Mentioned Timpany Boulevard is part of the “Complete Streets Corridor”, and for planning purposes to take into consideration with regard to sidewalks, bicycle and pedestrian access along the whole corridor. Mr. Hannigan said he will design that section to accommodate for future plans, and also mentioned currently there are asphalt sidewalks on Timpany Boulevard.
- Asked that the water quality structures be referenced on the plans. Mr. Hannigan said they would most likely be stormceptors. Questioned if there are three separate chains. Mr. Hannigan confirmed there are three chains (*water quality units*), and explained they go through the treatment first, and do not go into the storage, but drain directly out to the wetland.
- Asked if there is any opportunity to infiltrate with trenches and rain gardens. Mr. Hannigan said in the summer months there will be some significant infiltration from the chamber system since they are two feet above the ground water level with the design, and is not using infiltration for peak flow technique because it’s going to happen anyway. J. Legros stated the Conservation Commission will need to know what the groundwater levels are.

- Questioned the roof run off from the buildings. Mr. Hannigan noted that right now it is proposed to go through the drainage system, and could possibly provide some recharge of those areas with overflow. Mr. Legros asked that this be done.
- Need to provide a detailed landscape plan.
- Screening will be needed for the different areas, especially on the properties at Stephanie Drive side, and south side of the site. Screening should include Arborvitaes, or other suitable screening trees along the edges.
- Pointed out snow storage and removal should be identified on the plan. T. Beauregard noted snow cannot be stored on landscaped areas.

T. Beauregard:

- Given that this will be a phase project, clarify what part of the project will be built out in the first phase. Mr. Hannigan said everything south of the drive, including both entrances, in addition, the rest of the site will be loamed and seeded.
- Asked how far the entrance is from the intersection on Timpany Boulevard. Mr. Hannigan thought 150 feet plus. T. Beauregard indicated the Planning Board will be concerned about this since it is a tough intersection.
- Encouraged the client change deliveries to go in another way, and suggested the entrance/exit be more pronounced.
- Requested more about the groundwater flows since one of the abutters has a lot of springs and groundwater flowing through the site. Mr. Hannigan explained they are all in fill and will not capture any of the flow, and for the reason that the system will be built two feet above high groundwater level.
- Requested a lighting plan based on the full build-out of the site.
- Since this is a high impact area, and also a high impact project, should look at the Development Impact Statement requirements and what characteristics apply to this project.
- Repeated traffic will be the key with regard to reports and further discussions, and stated the Planning Board will be concerned with the exit/entrance. Mr. Hannigan stated that currently the focus is on the traffic light and if it functions safely.
- Spoke of the proposed zoning changes in place, and noted part of it is lot coverage, no longer building coverage as of March 23rd, 2018. Mr. Hannigan will look it over with R. Jean.

2. Other Business.

None at this time.

Meeting adjourned at 11:06 a.m.