

MINUTES
PLANNING BOARD--PUBLIC MEETING

Re: COLONIAL COOPERATIVE BANK
6 CITY HALL AVENUE/70 PLEASANT STREET

JUNE 12, 2018 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*, Laura Casker, Robert Swartz and Mark Schafron/*Members*, and Trevor Beaugard/*Director-City Planner*.

Members absent: *None.*

Also present: Chris Coughlin-Engineering, Christine Fucile-DCDP, Wes Flis of Whitman & Bingham, and several Members of the Public (*Signed attendance sheet 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.

Mr. Gross, Chairman 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 Code, Chapter 675-1010 Site Plan Review, notice is hereby given that the Planning Board will conduct a public review meeting on **Tuesday, June 12, 2018 at 7:00 p.m.**

The purpose of this public review meeting is to consider a ***Definitive Site Plan*** submitted by ***Colonial Cooperative Bank*** located at 6 City Hall Avenue/70 Pleasant Street, Gardner, MA 01440, which depicts replacement of the drive-through canopy, the demolition of the single-family home a 80 Pleasant Street, and the expansion and reconstruction of the parking lot to service the bank at 6 City Hall Avenue. Along with the site improvements, the existing bank building is proposed to be renovated.

Wes Flis of Whitman & Bingham introduced himself and briefly explained the project.

- Mr. Flis said Colonial Cooperative Bank has merged with Fidelity Bank, in addition, Fidelity Bank will be moving their operations to this site.
- There are currently two drive-through locations at this site, and propose to add another drive-through lane for the ATM machine on the outer side of the canopy. Currently the canopy is half the size it will be projected after the fact.
- The through lanes will still be on the right hand side, but will need to maneuver the curb that is there now about a foot or two to the right hand side at the site from Pleasant Street to configure the new drive-through lanes.
- The parking lost is proposed to be reconfigured since the bank has purchased the property located at 80 Pleasant Street. The building will be demolished, and the site will be graded down to be level with what is there now to create an entrance and exit point out of Pleasant Street.
- Since the handicap space and drive up window for the ATM will be closed off, expect to create green space.
- Improvements will be made to the outside and the inside of the building.
- At the end of this month, the Colonial Co-operative Bank will close to do the interior and exterior improvements, and once the renovations are completed, Fidelity Bank will close.
- In two weeks will be meeting with the Zoning Board of Appeals for a variance regarding the distances between the entrances since they are less than 200 feet from the existing entrance on Pleasant Street.
- Dumpster pad will have white stockade fencing around it.
- Snow storage will be around the exterior of the parking lot.
- A rain garden will be installed in a middle island of the parking lot to handle some of the rain. The outlet from the rain garden will tie in to the existing catch basin which will be replaced with a water quality unit.
- Guardrails will be installed along the southerly side of the site, and also along the easterly side of the site.
- Lighting is within the site through the exterior, and one in the middle.
- Handicap access will be relocated and will tie in to the new sidewalk out to the existing sidewalk on Pleasant Street.
- Reconstruction of the sidewalk along the frontage of Pleasant Street is also proposed.
- The fire hydrant will have to be relocated further down, and currently working with the utility company to possibly remove the telephone pole.

Mr. Gross mentioned the Development Review comments/suggestions and asked if there were any open issues.

T. Beauregard questioned the snow storage. Mr. Flis noted the landscaping requirements with the landscaping at 622 square feet, and 836 square feet proposed for snow storage. T. Beauregard suggested designating one area for snow storage.

T. Beauregard inquired more about the lights and where they will be placed since they are fairly close to a residential area. Mr. Flis pointed out where two sets of lights will be placed, as well as the other two sets of lights, and one in the interior, which will not shine toward the abutters.

Mr. Bettez asked if the drive-through windows will be further away from Pleasant Street than they are currently. Mr. Flis said the chutes are basically in the same area as they are now, but the new chutes may be somewhat further away from the building, combined with a little more room.

The drive-through windows will be the same distance from Pleasant Street since they could not shift down any further due to the incline.

L. Casker expressed her concern with the handicap access near the drive-through area, and suggested a flashing light. Mr. Flis said once the house is demolished there will be a lot better site distance.

R. Swartz asked if the building footprint will change, and Mr. Flis said it will not.

C. Coughlin inquired if the same water/sewer service will remain, and Mr. Flis said yes.

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

No persons presented themselves to testify.

The public meeting closed at 7:16 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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