

MINUTES

PLANNING BOARD

SEPTEMBER 11, 2018 at 7:00 p.m.

*115 Pleasant Street, Gardner, MA
Room 203, Robert L. Hubbard Conference Room*

Members present: Allen L. Gross/*Chairman*, Robert J. Bettez, Sr. /*Vice-Chairman*, Laura Casker, Robert Swartz and Mark Schafron/*Members*, and Trevor Beauregard/*Director-City Planner*.

Members absent: *None.*

Also present: Chris Coughlin-Engineering, Christine Fucile-DCDP, Bill Hannigan of Hannigan Engineering, Heather Monticup of Greenman-Pedersen, Inc., Nicolas Bosonetto of VHB, Amy Fantoni of Timpany Crossroads, LLC, and City Councillor James Boone. (*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 called the meeting to order at 7:00 p.m.

1. MINUTES:

Vote to approve Minutes:

- ✓ *Public Meeting of August 14, 2018 Timpany Crossroads, LLC*
- ✓ *Regular Meeting of August 14, 2018.*

Motion to accept and approve Planning Board Public and Regular minutes as presented.

R. Bettez/M. Schafron.

Vote - All in favor.

2. OLD BUSINESS:

2.1 Timpany Crossroads, LLC

Mr. Gross noted the results provided for the peer review from VHB (*Vanasse Hangen Brustlin, Inc.*) out of Worcester, MA.

Mr. Gross also noted the response to traffic peer review comments provided from GPI (*Greenman-Pedersen, Inc.*) out of Wilmington, MA.

Mr. Gross further noted that based on these two reports, a discussion needs to be held. Mr. Gross also stated the peer review mentions right turn only coming out of the Timpany Boulevard side is recommended to stay right turn only, and no left turn coming off Timpany Boulevard into the development, main entrance being off of West Broadway, and the sidewalks within the site itself to improve pedestrian friendly to the street including any sidewalks along the street that need improvements.

Mr. Gross said it is recommended the applicant pay to conduct a Road Safety Audit, and believes this would be beneficial.

Bill Hannigan/Hannigan Engineering:

Mr. Hannigan noted changes that have been made on the Site Plan from the last Planning Board meeting.

The painted walkway on the site was removed and a concrete sidewalk was added to start at West Broadway and go along the driveway access all the way to Timpany.

The wall was moved further out and on top of that wall there will be a fence and vegetation on the back side of the wall, and from there, will continue across the front to a dumpster area to a crosswalk which will be at the entrance to the secondary driveway going to the restaurant.

Due to comments from the Conservation Commission, all work was removed from the 30 foot buffer zone area for the retaining wall location which now provides a large area for snow storage.

Mr. Hannigan pointed out on the plan, a crosswalk area which was enhanced with the addition of a sidewalk, and propose to end the concrete sidewalk to match up with the existing bituminous sidewalk.

Mr. Hannigan noted that due to the request of neighbors, the fencing was also improved to designate where the solid wall fence is to provide screening from mainly headlights at night.

The fire hydrant that exists is now noted on the plan.

The lighting is still not shown on the plan, however the lease for the 99 restaurant is forthcoming, and once signed we can then work on the lighting.

Heather Monticup/GPI:

Ms. Monticup spoke of her “Response to Traffic Peer Comments”, and focused on the following: Sidewalks and pedestrian access: Provided an updated 821 plan to VHB which they did not have for their comment letter. There were some modifications on the site which included providing pedestrian access out to Timpany Boulevard and West Broadway. Also, noted that all the existing driveways along West Broadway and Timpany Boulevard have tip downs at driveway entrances, therefore proposing to remove the tip downs and use granite curbing to close each of the driveways, and provide a level walking surface along West Broadway and Timpany Boulevard, however there will be areas where it is old, and some areas where it is new.

Ms. Monticup pointed out the ADA ramps along the frontage on the plan, and said they will be removed. It was noted on the northeast corner of the Shell gas station, there are some recently reconstructed ramps, but do not have any detector warning panels. The other three intersections do not meet on the ADA requirements. Ms. Monticup said the thought right now, was not to touch the intersection at this point in time since the City will be doing improvements, therefore will replace only sections that need replacing.

Right In/Right out Driveway: Ms. Monticup said they prefer not to restrict the left turn since there is a northbound left turn that has a protected arrow for a left turn. It was noted, the trip generation of this site will be adding 49 p.m. trips northbound/southbound and 58 Saturday trips northbound/southbound, which is less than one vehicle per minute to this section of roadway as a result of this project, therefore, strongly advocating for full, unrestricted access at this location.

Road Safety Audit: These are typically conducted as part of federal funding, such as highway safety improvement funds, and since this is a privately funded project, prefer not to fund a Road Safety Audit if not necessary. Ms. Monticup further stated there is minimal impact to this

intersection, as well as seconds of delay. Ms. Monticup clarified all the “Build Analysis” that was run in response to the comments letter for sensitivity analysis, did not include the improvements; it consisted of the three lanes, with the two lanes coming through in front of the site. It was noted a Road Safety Audit costs about \$8,000 +/-.

Ms. Monticup confirmed Stephanie Drive was not recommended for the traffic study since it was not deemed a high volume roadway.

Nicolas Bosonetto/VHB:

Mr. Bosonetto, Engineer explained that there are three main things he looks at for peer review:

- 1] Safety
- 2] Operation
- 3] Complete Streets

Mr. Bosonetto stated the figures he received from Ms. Monticup were agreed upon.

Mr. Bosonetto spoke of the following:

The intersection at West Broadway and Timpany Boulevard is a high crash location, and does not understand why this is above average for crashes.

Recommends a Right In/Right Out, and noted when the light is red, the queue of cars in the northbound queue at peak hour will have cars a few hundred feet back or more.

Noted that a dedicated left turn adds complexity.

The traffic signal operations is working satisfactory.

Would not go with re-striping.

The “Complete Streets” is a great improvement adding sidewalks to allow people to walk through the development and connect to the site.

For ADA, have to comply with the sidewalks at five (5) feet wide and six (6) inch curb.

Recommends doing a Road Safety Audit which involves the Planning Department, DPW, Police/First responders. The Road Safety Audit gives short/long term solutions.

L. Casker inquired if roundabouts would help out in any way. C. Coughlin explained the City performed a feasibility study into doing a roundabout in that intersection, and currently it requires more right of way than the City owns.

Mr. Gross went over the proposed changes and recommendations.

T. Beauregard noted staff recommendation to the Planning Board, per the DPW and City Engineer regarding the exit/entrance on Timpany Boulevard remain Right In/Right Out.

T. Beauregard and Mr. Hannigan discussed sidewalk improvements. Mr. Gross said he would go along with the sidewalks to be usable and functional for now, and when the additional construction takes place, replace both sidewalks at the same time.

A lengthy discussion was held regarding the conditions.

Motion to accept Definitive Plan as presented with the following conditions:

1. **Applicant to submit a \$10,000 cash surety for the completion of a Road Safety Audit to be completed late summer or early fall, post occupancy of the tenant, or as requested by the City Engineer.**
2. **Timpany Boulevard site access limited to right turn in/right turn out. Applicant to provide detail of raised splitter island for review and approval by Director and City Engineer.**

3. Submit detailed landscaping plan including number and type of plantings, and showing required percentage of open space. Detailed landscaping plan to be approved by Director and City Engineer.
4. Subject to remedial improvements to sidewalk where needed on West Broadway and Timpany Boulevard during initial construction of restaurant (Phase 1).
5. Submit a detailed lighting plan and specification for approval by Director and City Engineer, this submittal may also be phased due to future development.
6. Meet with Fire Chief regarding need for hydrant(s) on and off site and provide confirmation in writing to Director.
7. Provide signage plan and building elevations to Director.

OTHER CONDITIONS

8. Complete replacement of existing sidewalks on West Broadway and Timpany Boulevard with concrete sidewalks upon initiation of one or both commercial buildings (Phase 2).
9. Delivery times should be between the hours of 8 am to 11 am, and 2 pm to 5 pm.
10. Hours of construction should be 7 am to 5 pm weekdays, and 8 am to 4 pm Saturdays.

L. Casker/R. Bettez.
favor.

Vote - All in

2.2 Zoning Re-codification

T. Beauregard said a Joint Public Hearing with the City Council is being held for the LTA (*Liabilities to Assets*) Program on September 17, 2018, and hope to reconvene for the Zoning Recodification.

T. Beauregard noted that Russ Burke from the BSC Group submitted a new version with the edits as requested by the City Council.

2.3 Solar Zoning Overlays

T. Beauregard confirmed both Solar Overlay projects (*Lovewell Street and Cedar Hills areas*) were voted down by the City Council at their last meeting which was the second reading. Mr. Bettez said this can now be taken off the Planning Board's Agenda.

3. NEW BUSINESS:

None.

4. Announcements, News Articles, Events:

... *Next Planning Board meeting scheduled for September 25, 2018 at 7 p.m. for a Public Hearing and Public Informational Meeting regarding a Special Permit and Site Plan Review Application for Sanctuary Medicinals, Inc.*

... *Next Regular Planning Board meeting scheduled for October 9, 2018 at 7 p.m.*

Adjournment

Motion to adjourn.

R. Bettez/M. Schafron.
favor.

Vote -All in

The meeting adjourned at 8:45 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.