

CITY OF GARDNER

DEVELOPMENT REVIEW COMMITTEE

MINUTES

March 11, 2021 at 9:30 a.m.

VIA ZOOM

Members present: Trevor Beauregard-*DCDP*, Roland Jean-*Building Dept.*, Lyndsy Butler-*Conservation*, Greg LaGoy, *Fire Chief*, Chris Coughlin-*Engineering*, Raymond LaFond-*ZBA*, and R. Swartz-*Representative for Planning Board*.

Members absent: James Trifiro-*Police Dept.*, Lauren Saunders-*Health Dept.*, R. Braks-*Police Chief*, Dane Arnold-*DPW*.

Others Present: George Jones-*Applicant*, Chris Anderson-*Hannigan Engineering*, Sean Pepper-*Poulin Construction*, and Christine Fucile-*DCDP*,

T. Beauregard opened the meeting at 9:30 a.m.

1. Minutes of February 04, 2021.

Motion to approve minutes as presented.

R. Lafond/C. Coughlin.

Vote – All in favor.

2. New Business:

Project: 100 & 112 Fredette Street:

Chris Anderson of Hannigan Engineering displayed the Preliminary Plan for a proposed building addition off two existing buildings located at 100 and 112 Fredette Street, and noted 100 Fredette Street is to the northerly side of the project, and 112 Fredette to the southerly side of the project. It is the intent to construct a proposed building addition in between the two structures to create one contiguous building on the property to be mainly used as a warehouse, and manufacturing building. There will not be any access doors such as driving in for loading/unloading of vehicles. There will be a few small pedestrian doors for emergency access purposes. The building proposed will be within a paved and landscaped area between the two structures, therefore, there will be a very small decrease in the amount of pervious area on the property.

Mr. Anderson further explained during the preliminary site review it was noticed there is an old wetland drainage channel that flows along the northerly side of the property, and was able to locate that area which is now shown on the plan. This area is pretty well concentrated within the existing drainage channel and piping network, and showing it in a general manner. In addition, it is well outside the buffer area.

Mr. Anderson noted there will be some repaving around the immediate vicinity of both building additions to fix the pavement in order to keep it usable for truck deliveries.

T. Beauregard asked if there are any questions or comments:

R. Jean: Noted the lot line between the two lots goes right through the building, and questioned what the plan is to alleviate this problem. Mr. Anderson replied once everything is completed

and approvals are granted, will then seek ANR Plan (*Approval Not Required*) to combine the two lots.

Asked about sprinklers. Mr. Anderson said the new building addition will be able to tie into the service currently there, however, will confirm with Mr. Pepper.

Asked if parking spots will be increased. Mr. Anderson responded they are actually decreasing the parking spots to provide 31 spaces.

R. LaFond: Stated he found no violations, and the plan looks good.

R. Swartz: Commented he visited the site, and noted it is a simple cut and dry project, with just an addition. However, did suggest putting a lot of crushed stone beyond the tree/shrub area closest to the road on Fredette Street, where the area is quite muddy in order to minimize the mud, as well as create a pervious surface for all the water to drain into, especially with all the trucks going in/out to increase the stability of that area.

G. Lagoy: Noted the mention earlier of going off the existing fire service.

Pointed out fire department access maximum of 450 feet from any point to get the closest fire department vehicle, and thought this was very close when going around the backside of the building, therefore, will need determination on where exactly the 450 mark lands on the back side of the building.

C. Coughlin: Asked about the site drainage, and if there is any subsurface, catch basins, or drain pipes within the site, or is it just sheet flow into the culverts towards Fredette Street. Mr. Anderson replied currently there is no on site drainage infrastructure, as it generally flows towards Fredette Street. There are a few collection areas, with one being the northern portion, right before it goes through a large pipe to the other side of Fredette Street, as well as a small settling area.

Also asked if there are any changes proposed for additional water/sewer. Mr. Anderson answered no, since they are anticipating use of existing structures, and at this point, no proposed bathrooms in the building.

L. Butler: No comments, given well outside the buffer.

T. Beauregard: Inquired about ownership, and questioned if both lots are owned by the same entity. Mr. Jones replied right now, 100 Fredette Street is owned by Peter Garlock and Phil Ceryanek who lease it back to Garlock. The other two buildings are owned by Garlock, as well as 164 Fredette Street, and 77 Industrial Rowe. Mr. Jones commented Garlock and their printing presses has done some fantastic things with flexible packaging, however Sieman Paper started Garlock back in 1987, and what was important is they were able to print on their paper and help them grow in the market. What happened is, the two companies have been separated, therefore, old Garlock is 100% flexible packaging, and the new entity is going to be focused on tissue.

Mr. Jones further explained the plan is to get common ownership between all the buildings, and will be part of the Jones Family, LLC who will own the buildings, including the land.

T. Beauregard inquired what the timeline will be for something like this. Mr. Jones answered the first thing will be to go through environmental, which the last sample was taken yesterday, and should hopefully have results next week. In addition, Hannigan Engineering has prepared a site

plan to buy the Garlock building at 100 Fredette Street, as well as combining the lots there. Therefore, as soon as the environmental results come back, will go ahead and close on the buildings. After this, will then apply to join the two buildings. T. Beauregard suggested with respect to the Planning Board, the preference would be first to combine under single ownership. Mr. Jones stated this is the intention.

T. Beauregard pointed out parking should be shown on the plan.

T. Beauregard asked if any lighting is being used on the site, as well as any lighting on the exterior for the new building. Mr. Anderson replied there will be a small wall pack lighting around the building for security, and does not see any need to place any additional standing lights around the property. T. Beauregard asked if there are any pole mounted lights on the property currently. Mr. Anderson was not sure, so will check on this.

T. Beauregard asked if there is any landscaping on the site. Mr. Anderson said there will be some grassing on the back side of the building because a chunk of pavement is being ripped up, therefore will be loam and seeded for stabilization. The site is primarily utilized for storage and semi-trucks moving materials around, so there is not a lot of green space, but there are areas around the building landscaped.

T. Beauregard inquired if there is vehicle access to the rear of the buildings. Mr. Anderson replied there is no formal vehicle path to get to the back side of the buildings. T. Beauregard brought attention to Chief Lagoy and asked if this was of concern to him. Chief Lagoy responded he will need to confirm the distances of 450 for a fire department vehicle to the farthest point around the building. Chief Lagoy noted his measuring wheel lands in that vicinity, so may not be quite there, and came very close to the limit, therefore, may have to be adjusted.

T. Beauregard directed to Mr. Anderson he will send him a short memo summarizing today's meeting.

2. Other Business.

None at this time.

Meeting adjourned at 9:55 a.m.