

CITY OF GARDNER

DEVELOPMENT REVIEW COMMITTEE

MINUTES

May 7, 2021 at 9:30 a.m.

VIA ZOOM

Members present: Trevor Beauregard-DCDP, Roland Jean-Building Dept., Lyndsy Butler-Conservation, Chris Coughlin-Engineering, Raymond LaFond-ZBA, Robert J. Swartz-PB Rep., Lauren Saunders-Health Dept., and Dane Arnold-DPW.

Members absent: G. LaGoy-Fire Chief, J. Trifiro-Police Dept., and R. Braks-Police Chief, R. Lafond-ZBA.

Others Present: Bill Hannigan-Hannigan Engineering, Nico Recine-Waterstone Properties Group, Inc., Steve Rockwood-Resident, Colin Smith-Mayor's Executive Aide, Jessica DeRoy-Economic Development Coordinator, and Christine Fucile-DCDP.

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

1. Minutes of April 22, 2021.

Motion to approve minutes as presented.

R. Swartz/C. Coughlin.

Vote – All in favor.

2. New Business:

Project: Heywood Hospital Addition

Mr. Hannigan explained the hospital is proposing to expand in order to update and improve the surgical portion of the property. Currently there are two surgical rooms in the building that were done in the 1960's, making these severely outdated. The proposal is to have six (6) surgical suites on the ground floor along with various other areas related to the surgical portion. The preliminary plans were displayed showing the proposed building addition. The surgical suites were pointed out, as well as radiology, and the entrance on the right. The second floor will be a partial additional with about 12,000 to 15,000 square feet. The parking area on the southern side of the building will be reconfigured, reconstructed, rebuilt and recreated. Presently there is one access, therefore, a new access for truck deliveries will be created to a loading area to the rear of the site, and then exit out towards the north. Under zoning there is a need for 63 parking spaces, and the preliminary plan shows an increase of 68 spaces. Additionally, the hospital is in negotiations with the heirs, and working on purchasing a piece of land that will add 48 parking spaces, for a total of 116 new parking spaces on the campus. Utilities, sewer, and water will be connected with the new lines off the back side of the building, and it is anticipated that gas would be coming from the same direction, however, still needs to be worked out. Fire protection may come off of this route, or may come through the existing building, however, this also needs to be worked out. Stormwater is within the Surface Water Overlay District, therefore, will be filing a Special Permit with the Planning Board for the work within the watershed. There is no new impervious surfaces being created within the 400 foot zone. Drainage within the watershed is designed to be infiltrated to the maximum extent practical, and will provide soil testing to confirm size and capacity of the system. The new system will be compliant with DEP stormwater management regulations. The landscaping and lighting plans to be developed.

Questions/Comments/Concerns:

T. Beauregard:

Asked Mr. Hannigan to explain again the drainage, and the various sections they are draining to. Mr. Hannigan said presently the existing parking lot is draining towards the City system, and that portion will continue in that direction, however, there are some drainage improvements that need to be made. There is an existing outfall structure that will need to be redirected. Mr. Hannigan pointed out the various sections on the preliminary plan.

R. Swartz:

Did not have any questions as they were already answered with regard to drainage systems, and the prevention of contamination of Crystal Lake.

D. Arnold:

No questions, but commented there is a Water/Sewer Connections Fee, and will have to figure out what the Inflow and Infiltration will be, as well as taking a look at the impact of the system as the project gets closer.

C. Coughlin:

Asked if there are any processes happening in the new building that will require pre-treatment for the sewer system. Mr. Hannigan replied not above what is being done right now, and believe all those spaces are already tied in, and it is pretty sure just domestic. Mr. Recine added the nature of this proposed building is to just move the current surgical suites over to the new building, and believes the answer is no, however, will look into this. In addition, as far as drainage, stated once they end up doing the test pits and finalize the stormwater calculations, and size of the infiltration unit, would like a copy. Mr. Hannigan said he will let him know when the testing will take place, and he can be present.

R. Jean:

Had no questions at this time.

J. DeRoy:

Has nothing on her end.

L. Butler:

Has no questions, or comments.

C. Smith:

Has no questions.

Additional Comments:

T. Beauregard stated for the Definitive Site Plans, will need to include existing conditions plan, landscape plan, lighting plan photo metric plan, utility plan, as well as the parking calculations should be shown on the plan. Asked if the parking calculations include the lost parking spaces. Mr. Hannigan confirmed it does includes the 17 lost parking spaces, and added if they are able to complete the process with the Damon parcel, there will be total of 116 parking spaces on the property.

Brought attention to the mention of no impervious service inside the in Zone A, and noted one of the parking spaces behind the addition. Mr. Hannigan said they are existing paved areas currently. T. Beauregard asked R. Jean if he will require a full site plan showing all campus parking, and the calculations associated with this to insure there is sufficient parking on the site. R. Jean replied he and Mr. Hannigan have been talking about this quite a bit, and are still working on it. Mr. Hannigan added with the existing facilities, what is there is there, and based the calculations on the addition itself only. Mr. Hannigan stated no matter what the parking requirement of the City is on the uses on the properties, the parking demand is different than that, and feel they are compliant with the zoning with respect to parking, both now and in the future. With this addition, are trying to bump up the parking spaces above

and beyond what is needed for the addition. Furthermore, have had discussions with the college with regard to leasing some spaces during construction, via shuttles back and forth to the campus, as well as the majority of employee parking off site to allow more patient parking. Also noted the hospital is aware they need to have more parking than proposed. T. Beauregard mentioned looking at a traffic study. Mr. Hannigan commented the traffic patterns in the area do not seem to be a problem with respect to in and around the hospital area, and feels there is more of a parking demand issue. Right now there are about 650 parking spaces on site, and will be adding another 116 parking spaces, and probably need 1,000 parking spaces. Mr. Swartz stated he concurs with Mr. Hannigan's analogy, and believes traffic was never an issue, since he has not had problems entering or exiting the hospital, but has with parking.

T. Beauregard asked if any significant fill will be brought on to the site for the parking/drainage area to the west. Mr. Hannigan answered the west area will be filled, however, the site itself right now is balanced. The bad news is there will need to be some blasting, but do not know the full extent of the blasting because as rock is blasted, it expands three or four times its size, therefore, do not have a complete handle on how much rock will be brought off site. Furthermore, with materials being brought onto the site, and importing off the site, anticipating more of a net export versus a net import of materials. Mr. Hannigan added during the process, will need to have construction signage along the roads to direct the trucks to go where they need to go, and will work this out with the police department.

T. Beauregard again spoke of how much fill will be needed, if the fill will be a substantial amount, and if it will be monitored, since it is an environmentally sensitive area. Mr. Hannigan replied all the material being brought to the site will be new, clean material. If testing is needed, it would be tested prior to going to the site. Most of the material brought on site will be processed gravel, and concrete, therefore, not anticipating any general fill being brought in. In addition, there will be an excess of general fill from the blasting, as well as a construction team that can provide where the materials are coming from.

T. Beauregard added he anticipates the Planning Board wanting a third-party review for the stormwater management plan, and environmental compliance with the Zoning Code since the project is in the Surface Water Overlay Protection District - Zone B.

Mr. Hannigan stated he would like to have Site Plan Approval and Special Permit submitted on May 17, 2021 in order to get advertising finalized for the June Planning Board meeting.

3. Other Business.

None at this time.

Motion to adjourn.

R. Swartz/R. Jean.

favor.

Meeting adjourned at 10:05 a.m.

Vote – All in