

PLANNING BOARD PUBLIC MEETING MINUTES  
100 & 112 FREDETTE STREET  
JUNE 8, 2021 at 6:45 p.m. VIA ZOOM

Members present: Mark M. Schafron/*Chairman*, Robert Swartz/*Vice-Chairman*. Robert J. Bettez, Sr., Stephen Cormier, and Paul A. Cormier-*Members*, and Trevor Beauregard/*Director-City Planner*.

Members absent: *None.*

Also present: Chris Coughlin-Engineering, Christine Martines Fucile-DCDP, William Hannigan-Hannigan Engineering, Chris Anderson-Hannigan Engineering, George Jones, Representing Fredette Street, Stanley Hunter- Colliers, Dawn Casavant-Heywood Hospital, Frank Yavorsky-Heywood Hospital, Win Brown-Heywood Hospital, Nico Recine-Waterstone, Josh Levy, and Members of the Public (*copy of attendance 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. Schafron, Chairman called the Public Meeting to order at 6:55 p.m.***

***Mr. Schafron read aloud the Public Meeting Notice for 100 and 112 Fredette Street.***

Mr. Hannigan started the meeting displaying the site development plan for the Fredette Street site, and explained there are two existing buildings on different pieces of property under the same general ownership, and the intent is to connect them with a building to put an addition on the southerly building, and then have a connection between the two buildings (*pointed out on plan*). Mr. Hannigan noted part of the reason the buildings cannot connect them directly is they have different floor elevations which makes it a little bit more difficult. There is no change in the impervious area on the project, as the existing area between the buildings is paved, so that area is going to be taken up by building. Will be providing a crushed stone area in between for some infiltration, as well as creating a low point in this area (*pointed out on plan*), that is being trapped so will be piping that through the existing drainage system, and updating the drainage piping (*pointed area out on plan*), over to an existing outfall. Mr. Hannigan stated he believes there is no net change in impervious, maybe even a little bit of a decrease. In addition, this have already been through the preliminary department head review process, and there were no comments received back.

Mr. Anderson took over and said the intent is to construct a new warehousing building addition that span between two existing buildings. The site work is predominantly located within an area that is previously disturbed which is currently a storage area for trucks, or trailers, and some parking for miscellaneous employees for the actual business itself. The amount of impervious that is being created by this overall development is actually being reduced by a little bit more than 2,000 square feet which lends itself to help mitigate the majority of the stormwater management impacts that would typically be seen on a project of this scope. As for the drainage infrastructure, proposing to relocate an existing catch basin that is currently within the parking lot area, therefore, will be putting in a low point with a grass area behind the

building which will capture the runoff coming off the slope from the railroad that is towards the east of the site, and then transmit that over to an existing manhole structure that is located in between a paved area and a gravel park storage area as well. Mr. Anderson noted currently that pipe is in a state of disrepair, as it is a corrugated metal pipe which has seen better days, so as part of the overall construction process, it is the intent to replace that pipe in order to allow for proper hydraulic flows through the area, as well as putting additional rip-rap pad area near the discharge point before it goes across the street under Fredette Street.

Water and sewer are anticipated to be provided via the existing structures themselves, therefore, there is no need for additional sewer or water connections. During the preliminary and site plan review process, there were a few comments made by the Fire Department relative to accessibility around the backside of the building. Mr. Anderson stated he had a conversation with the Fire Chief, and he agreed with his interpretation, and confirmed adequate access from the paved parking areas to the rear of the buildings. The Fire Chief agreed with his interpretation. In addition, there is no work within the buffer zones, so there is no work within the conservation commissions' jurisdiction. The decrease of impervious area should aid in the overall water quality of the area.

Mr. Anderson asked if there were any questions from the Board. Mr. Schafron asked if there are any questions from Board Members or Staff.

S. Cormier asked about the lot line issue between the two buildings, and if it has been resolved.

Mr. Anderson replied it will be resolved via an ANR Plan contingent on the approval of the actual building addition, so before the building permits can be pulled, the ANR Plan will be filed with the Planning Board to consolidate the two lots into one parcel.

T. Beauregard commented this was a good question, and thanked S. Cormier for bringing it up. T. Beauregard stated if the Planning Board was to move forward at some point in the future and approve this plan, would recommend this as a condition prior to getting a building permit.

T. Beauregard directed to Mr. Anderson there was a miscalculation on the Definitive Plans submitted for the impervious surface, so those numbers will need to be updated, and resubmitted which are on the front page.

R. Bettez asked what will be housed in the warehouse. The reply was storage of raw materials for the manufacturing processes for paper products.

Mr. Schafron now opened to members of the public.

Mr. Schafron asked for comments in favor of the project thrice, and asked for comments opposed to said project thrice, see and hearing none from the public, Mr. Schafron closed the Public Meeting.

**The Public Meeting adjourned at 7:06 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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