

PLANNING BOARD PUBLIC MEETING MINUTES  
HEYWOOD HOSPITAL EXPANSION PROJECT  
JUNE 22, 2021 – 7 PM

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, Dawn Casavant-Heywood Hospital, Rozanna Penney-Heywood Hospital, and Members of the Public (signed 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.
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***Mr. Schafron, Chairman called the Public Meeting to order at 7:00 p.m.***

***Mr. Schafron read aloud the Public Meeting Notice for Heywood Hospital Expansion project.***

Mr. Hannigan of Hannigan Engineering introduced Dawn Casavant and Rosanna Penney representing Henry Heywood Hospital.

Mr. Hannigan displayed the site plan and noted the property is located on 242 Green Street within the R1 and R2 zoning districts. The application itself works mainly on the south side of the building of the campus. The current uses are hospital and medical office building, and the expansion of that use will require a Special Permit through the ZBA (*Zoning Board of Appeals*), as well as a Special Permit through the Planning Board for work within the Surface Water Overlay Protection District.

Various components of the building were looked at as part of the overall design, as well as specifications relative to site layout design, grading, drainage, utilities, site lighting, landscaping, etc., which are being reviewed at this meeting.

Mr. Hannigan displayed a view of the proposed addition, and noted it will mask the existing façade of the existing facility. In addition, the windows will be up to date and compliant with energy ratings.

The existing conditions plan was displayed which demonstrates everything on the site. Mr. Hannigan noted there is existing parking in the front of the property, and explained the traffic pattern/general circulation for the hospital that includes truck deliveries, dumpster removal, as well as ambulances.

Mr. Hannigan explained drainage is analyzed based upon ground cover, soil types, land slopes etc. to determine how much water is coming off the undeveloped property during what is known as the two-year storm event, ten-year storm event, 25 year storm event, and 100 year storm event.

Mr. Hannigan explained how the water is stored using detention basins, retention basins, underground storage systems, and underground storage and infiltration systems which capture and hold the water for a certain amount of time before it discharges out to sub-drain. Mr. Hannigan further explained in detail, the drainage system, and noted complies with local, state, and federal requirements.

Landscaping, snow storage, and lighting plans were also included in Mr. Hannigan's presentation. With the landscaping, the requirements are based upon square footage of area of parking lot, and access areas which are depicted on the plans. Snow storage areas are shown on the plan as well, and will be hauled away within a day, or so after clean-up of plowing, and storm ending. In addition, lighting is included on the plan, and stated the requirement for off the property lines, outside of their zone, should be zero or little light obstruction, as well as including a light shield component on the lights.

Mr. Hannigan added the other landscape plan as part of the project, is a planting plan, and explained the ability to build a rather robust landscape screening along the front of the property, as well as the Abutter's that near the south of the property due to the access drive. Further, there is a stockade fence along the front, which does provide light screening from car lights coming in at night.

Mr. Hannigan stated he will be meeting with City Engineer, and Planning Director to thoroughly go through additional features that could, or should be added to enhance screening.

#### Questions from Board:

S. Cormier: Asked Mr. Hannigan to show the groundwater collection, deep sump pump and explain how it works. Mr. Hannigan explained there are catch basins at low points of the parking lots, with water going into those catch basins which all have deep sumps and hoods. From there goes to a trunk line, to a main drain line, and then to a water quality device. The water quality device spins the water around and pushes the additional sediment to the outside, the water then drops into an underground chamber system, which are all connected and surrounded by crushed stone. The water rises up in the chamber system to an outlet pipe, to a manhole and discharged.

Mr. Schafron: Noted the planting plan, and asked if the buffer against Woodlawn Avenue is 30 feet deep. Mr. Hannigan replied the whole front section is going to be re-built with a new sidewalk and curbing. The planting depth by code is 20 feet, however, may have greater than 20 feet.

C. Coughlin: Asked if there will be any new processes for lab space in the addition that will require pre-treatment for the sewer. The reply was the hospital is not planning any. Asked if the sewer will be the same sewer being utilized by the hospital currently. Mr. Hannigan answered yes, they will be connecting from the same sewer line that is currently there. Mr. Hannigan inquired about the water, and thought there were two different water pressures in that area. C. Coughlin stated they are similar pressures, but all on a high service zone.

Asked about if there will be an increase in traffic. Mr. Hannigan's response was have not done a traffic analysis yet, and noted there is more of a parking issue than traffic issue, however, will be engaging a traffic engineer.

T. Beauregard: Inquired about the maintenance plan for the drainage system. Mr. Hannigan noted it is in the drainage report that was submitted, and commented most of the structures are inspected on a quarterly basis with many of them being maintained as needed. Other structures are inspected and maintained on annual basis. There are certain components that are inspected longer than that.

Asked if the inspections are through a third party, or in house. Mr. Hannigan replied a third-party.

Asked if these reports are submitted to the City. C. Coughlin said yes, as part of the new federal permits.

Asked about the new access point south of the site will be proposed as one way for truck traffic with loop around. Mr. Hannigan noted this did come up at the neighborhood meeting, and it doesn't make any sense to be anything but that, and will add this to the plan. T. Beauregard made notice to the island, and asked if this can be re-worked to encourage cars to go to the right. T. Beauregard inquired if it is one-way, does it need to be 28 feet in width. Mr. Hannigan said yes because of the truck turning. T. Beauregard added signage is very important for that area, and suggested one way, no left turn, etc., as well as signage plan for traffic flow throughout the site.

Noted parking in the rear of site, in Zone A, does not seem to be on the existing conditions plan. Mr. Hannigan said right now it is existing pavement, which is being utilized for truck traffic, as well as people

parking there, but is not marked. T. Beauregard asked if any new impervious will be created. Mr. Hannigan replied no new impervious surface. Also noted, construction will be just for the utilities (*pointed out on plan*).

Asked if the drainage in that area will be upgraded. Mr. Hannigan said the existing water quality unit is relatively new which is being utilized, and the flow to that is being reduced with what they are doing. Mr. Hannigan will confirm roof run off.

Mentioned the proposed blasting on the site, and will be dealing with the Fire Department for this, however, will need a copy of the blasting plan submitted, including what measures will be taken to keep the dust contained, and a construction safety plan.

#### Questions from Public:

Martin Gray- 205 Woodland Avenue: Commented he is sure this project is going to happen, however, still has arguments against this. Further commented he considers this as a watershed area, and noted other watershed areas in surrounding towns/cities. Also noted there is lots of vegetation, and with the tree loss, it will get hotter. Understood from last meeting at the hospital, the quote “Build it and they will come”, however, may not get the business they are looking for. Requested a small model of the water system and how it works for conceptual/visual since it is pretty complicated. Feels water is still an issue with it being diverted in different directions, and being filtered, as well as a lot of it seeping into the ground, and wonders if this will affect the water level into the lake. Mr. Hannigan explained the level of the lake is driven more by the outlet of the lake’s system than it is by adding groundwater, or adding water to the ground. Basically, the amount of water being added to the ground, is diminutive compared to the amount of water that is in the watershed to the lake, or to the whole water system. Most of the water being talked about will end up being part of what is referred to as the moisture content of the soil, and very little of it will transmit all the way directly to the groundwater itself, but even if it gets to the groundwater itself, it then has to travel through the soil from the site all the way down underground and then lead into the lake. This is not going to happen in days, it is not going to happen in months, but might happen in years. Mr. Gray stated he is wondering where the water really goes when it enters the ground, and thought maybe there is a giant aquifer under there. Mr. Hannigan said the regulatory requirement both on the stormwater management side from DEP (department of environmental protection), and the Conservation Commission, as well as from the watershed protection regulations, is to get the water back into the ground, and is the preferred method which is why, if adding more than 20 percent, they are required to provide the ability to get water back into the ground, so the way they are doing it, is actually in compliance with the regulations. Mr. Gray stated he is not talking about regulations, he is talking about the way things work in general. The water rains, and there is a hill where the water goes down and gets into the reservoir, but what happens now when a project like this, it is not the same anymore, it is going to go somewhere else which is the point he is making. Mr. Gray thanked Mr. Hannigan for helping him with that. Mr. Gray said he is sure the home values will be affected.

Mr. Gray stated he considers himself an environmentalist, and noted all he observes is building here and there, eliminating woods, and goes on and on, as well as global warming. Need to draw the line somewhere.

Moriah Day, 11 Beech Street: Curious about how the system handles dissolving salt that is used in the winter. Mr. Hannigan stated he cannot delve into an area that he is not proficient at, but did say anytime there is infiltration, the earth is the best filter in the world. Mr. Hannigan noted calcium chloride is used for snow and ice, which is better than salt. C. Coughlin added the City is requesting the use of magnesium chloride instead of sodium chloride to keep sodium levels down with regard to the drinking water.

Asked whether or not compact spots were going to be an option for the parking lot. Mr. Hannigan said this is not in the zoning for the City.

Commented the project is very well planned out and thought with appropriate regulations and under review, however, feel very strongly opposed to having chunk of the residential, historic neighborhood

eaten up by a large parking lot, for obvious reasons Mr. Gray brought up. In addition, also concerned about home values and fundamentally changing the character of the neighborhood they all call home, and hope this is something the Board is taking into consideration. The proposed hospital expansion itself is important, but not pleased with the massive parking lot in their neighborhood.

Emmah Day, 11 Beech Street: Noted per regulations for the addition, only 63 parking spots are required, but wonder why 150 more spots are being proposed. Mr. Hannigan replied the numbers are 63 and 166, and the reason more spaces are being added because the demand is higher than the site can accommodate currently. There are about 640 or so parking spaces on the entire campus, not including across the street, and will be increasing by 166. There have been studies on the property that recommended the need for up to 1,000 parking spaces. Went by the square feet of the medical office, and the surgical unit, so that is how the extra was added because it is a need more than a requirement. Asked if there is access to the studies showing the need for that many parking spaces. Mr. Hannigan replied he believes they are at Heywood Hospital and does not believe they are public. Representatives from Heywood Hospital will look into this.

Svetlana Chistyakova, 197 Woodland Avenue: Noted this is the third or fourth meeting, and seem to be repeating one thing after another, the residents are against this, as well as not being very informed as to the process of this whole application, which has taken a toll on the people. Noted the professional hired are being paid to represent the plans, however, they are just working families with children, with some who cannot attend, bringing a lot of emotions, but would like to get the structure of the process and how it goes. In addition, questioned if this project will change the zoning of the single family zoned residential houses. T. Beaugard stated the zoning will not change and will remain single-family residential 1 or 2, whatever the zones are. The use will change, however, this is in regard to zoning, and therefore, it is the building commissioner would better suited to speak to the subject. T. Beaugard commented Heywood Hospital is in front of the ZBA (*Zoning Board of Appeals*) right now for that use, so it is a pre-existing, non-conforming use on that property, they own all that property, it is under common ownership, so they are expanding a pre-existing, non-conforming use which is a special permit through the ZBA. This meeting is for Site Plan Review which is required from the Planning Board it is creating more than 2500 square feet of building space on this site, and creating more than 15 parking spaces on the site, therefore, those criteria trigger site plan review. The other two public hearings before the Planning Board right now are special permits, one for the Micro Grid Energy project which is out behind the site, and the other special permit is for Expansion project because the site is located within the surface water overlay protection district which is required as part of the zoning code. In addition, the project needs to be in compliance with the guidelines of the surface water overlay protection district in order to be granted those special permits. This why there is a third party review, which an outside is engineering firm that will review all the plans, and all the reports that were submitted, to insure they comply with that. The review will be submitted to the Planning Board, the City Engineer, as well as the Engineers working on the projects, for comment and feedback to make sure everything that is being done is in compliance with the zoning code, and to help with the Planning Board's decision to approve, or not to approve.

Commented on the Single Family Zone not being changed, however, they are still going to have a huge parking lot, and wondered if there are any regulations which govern what the single family zone is supposed to be like, and what can be included in them. T. Beaugard replied yes, it is within the Zoning Code, and the Building Commissioner has final determination on all zoning matters within the City. In addition, T. Beaugard commented it is a great question to present at the next ZBA meeting on July 20, 2021. Mr. Hannigan explained his part regarding submittal of plans to Building Inspector, Planning Board, and City Engineer regarding drainage reports, as well as parking, turning radius, signage, lighting and landscaping, and added everything they are doing is checked.

Addressed concern with how this will influence their lives health-wise for families, and stated they will be exposed to very strong winds in the winter, and wanted to know their legal rights, and how to protect them, and defend themselves. Mr. Schafroon stated her voice is being heard by this Board as well as the

ZBA, but as far as the legal rights, he is not an attorney, and suggested a lawyer. Asked how many more meetings they need to go to. The next Planning Board meeting is July 13, 2021, however, after that, it is not known if the public hearings will need to be continued. Ms. Chistyakova suggested a questionnaire mailed out from the City to get the public opinion. In addition, expressed her concern with the traffic. Asked how many more employees are planned with the addition of the surgical addition. Ms. Penney, of Heywood Hospital replied they are closing the current surgical unit, and will be moving the employees to the new unit, therefore, will be the same employees already working there, however, will be adding about 20 new employees, due to going from four surgical units to six surgical units which will add more patients coming in. Ms. Penney added they did a parking study for the current parking situation, and the study showed they are undersized, and do not have enough parking spaces.

Steve Rockwood – 310 Pearl Street: Noted he is not an abutter, but just looking for some clarification. Spoke about the stormwater, and the plans for infiltration system maintenance as a long-term and regular maintenance, but wanted to know what the lifetime is for this type of infiltration system. Mr. Hannigan said a lot of it depends on the maintenance which is extremely important. If maintained properly, would estimate about 50 years.

Spoke about noise during construction, and the blasting requirements. Asked how long will they be on site with jackhammers, given the amount of ledge they expect, beyond the blasting. Mr. Hannigan answered it depends upon the hardness and integrity of the rock system, however, he thought they might end up blasting since jackhammers are very slow, and loud. Also spoke about how the blasting will be a couple hundred feet for the neighborhood residents. Mr. Hannigan stated the blasting has to take place through the fire department which is monitored, as well as a pre-blast survey as part of the whole process. Mr. Hannigan explained once the rock is blasted, it will have to be dug out, depending on its hardness, and will either be crushed on site, or would have to bring a crusher in to perform the crushing operation. What typically happens is the blasting/crushing would be run in cycles. In addition, believes the majority of the construction would be completed in six to nine months, and the final finished work in two to three months, with all the construction to take about two years. Mr. Hannigan noted there will be truck traffic back and forth.

Mr. Rockwood brought up dust, and said it sounds like there is a plan for water trucks and such to try and keep the dust down. Mr. Hannigan noted sweeping the streets is required as well.

Mr. Rockwood asked about landscaping as far as the sound end toward the first house, and asked what that will be. Mr. Hannigan replied they are looking at a separate run of landscape screening (*pointed out area on plan*).

Mr. Rockwood asked if at some point, will there be a clerk of the works on site for abutters to bring up items that have become of concern. Mr. Hannigan said they will have a pre-construction meeting with the City, as well as another pre-construction meeting with the neighbors, which at that point, the construction team will be introduced and will be passing contact cards. In addition, there will be staff from the construction company that will go up and down the street to make sure things are kept clean.

Mr. Rockwood commented things look pretty good, and thanked Mr. Hannigan for presentation which has been very informative. Mr. Rockwood then turned to the Board and said he thinks the key thing here is going to mitigation of the issues, and it would be nice to have conditions put in place to make sure it is actually carried out on term. T. Beauregard asked what specific conditions. Mr. Rockwood replied, dust control, noise, traffic, construction hours. T. Beauregard commented between the Planning board and the ZBA, the conditions will definitely be defined.

Done Inthongkham – 168 Woodland Avenue: Commented he lives right next door where the entry is going to be, and said his concern is where the filtered water runs in the rear of the site, and asked if there will be a fence around it. Mr. Hannigan pointed to the area and explained there will be no fencing because it is not deep, only a foot or maybe a foot and a half deep. Mr. Hannigan explained the process with detention basins, and commented he is not a fan of fencing in detentions basins since it makes it difficult to get to it quickly.

Asked if all the leaves and debris will get maintained. Mr. Hannigan said this part of the maintenance plan for spring and fall, possibly four times a year. Asked if about the main drain, and if there is a backup in case there is a power failure. Mr. Hannigan replied there is not power needed, it is all graphics.

Mr. Inthongkham presented a picture in 1882 showing only two houses before the hospital was built, and after that, once the hospital was built, there were seven houses from his location to where the parking lot will be built, and asked how much more does the hospital need to expand, and wondered if his house will be next. In addition, there will be a lot of traffic, and his concern is what is best for the community. Asked when the construction will start. Mr. Hannigan said they are looking at late fall. Mr. Schafron added nothing has been approved by the Boards yet. Asked if there will be a fence or gate during construction to stop entry for safety reasons. Mr. Hannigan said there will be fencing during construction, and there will be fencing along the frontage for landscaping.

Ms. Chistyakova asked if she could speak again, and said she is scared of the blasting, and how this process is going to be handled, as well as what measures will be taken to make sure people are safe in the vicinity while going through this. Mr. Hannigan repeated the site will be surrounded by fencing, and the blasting is monitored by the fire department, as well as acquiring permits to do so. With the pre-blast survey, the fire department goes around to the houses in the area, and ask if they can video pictures of each house so than see whether or not anything has received damage as part of the blasting process. Therefore, if there is a problem after blasting, at least there is a record. Ms. Chistyakova noted accidents do happen, and commented that there is a potential risk being put on the neighbors. Mr. Hannigan suggested talking to the fire department. Ms. Chistyakova expressed her concern there are potential risks, and how they are going to have to live through this, and will not have peace of mind. Mr. Schafron suggested speaking to her Ward City Councillor, or a Councillor At Large.

Ms. Chistyakova asked again about how the groundwater is supposed to go towards the lake, and not towards the residences, but actually flows beyond their houses along Green Street. Mr. Hannigan answered that was about the watershed. The hospital abuts the landing, which is a 440 foot zone / Zone A, and Zone B is anything within a half mile of the banking. The parking lot is in Zone B, and is way off from where they are going any work, and is not related. Further, they were talking about surface water, not ground water.

Mr. Inthongkham of 168 Woodland Avenue displayed a map, noted the houses torn down, and stated they are almost as big as the parking lot of the hospital. Expressed his concern if he will have to give his house up just for extra parking down the line. S. Cormier added he believes Mr. Inthongkham is worried the hospital can just take over his property, and confirmed the hospital has no right to go to a house and kick them out. Mr. Inthongkham also stated his house is the only one left, and wonders if the value is going to go due the parking lot and traffic.

**Mr. Schafron declared the public meeting closed.**

**The Public Meeting ended at 8:53 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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