

DEVELOPMENT REVIEW COMMITTEE

MINUTES

June 23, 2021 @9:30 a.m.

Room 203 – Hubbard Conference Room

Members present: Trevor Beauregard-DCDP, Roland Jean-Building Dept., Greg LaGoy-Fire Chief, Chris Coughlin-Engineering, and Lauren Saunders-Health Dept.

Members absent:, J. Trifiro-Police Dept., L. Butler-Conservation, R. LaFond-ZBA, R. Swartz-PB Rep, D. Arnold-DPW and R. Braks-Police Chief.

Others present: Chris Stoddard-Stoddard Engineering, Tim Slocum-T. Slocum INC., Steve Slocum-T. Slocum INC., Heather Sedani-T. Slocum INC., Jessica DeRoy-Economic Development Coordinator, and Christine Fucile-DCDP.

T. Beauregard opened the meeting at 9:40 a.m.

1. Minutes of June 10, 2021.

Motion to approve minutes as presented.

L. Saunders/G. LaGoy.

Vote – All in favor.

2. New Business:

Project: T. Slocum Inc.

Mr. Stoddard explained the preliminary site plan for the proposed storage/warehouse facility to be built at the intersection of Route 140 and Matthews Street. The Zoning Board of Appeals granted use variance with conditions. The project is currently in the conceptual phase, and is awaiting the Wetland Delineation before moving forward with the final design. The project will be split into two phases. Phase one will include two buildings with storage area, and the second phase will include four additional buildings. The focus is on the north parcel, which is all wooded and slopes off in all four directions. There are wetlands and a brook in the northwest corner. The project will stay about 200 feet away from both. An existing conditions survey will be prepared following the completion of the wetlands delineation. Stormwater basins need to be designed and tested, but the goal is to treat all stormwater on site. A leach field is proposed. There is no City water or sewer, so a drill well is proposed outside the required offset from the leach field. The well will be considered a public water supply. The entrance will be set back 400 to 500 feet from the state road, will be 28 feet wide. The sightlines are clear from the access road onto the Route 140. Asphalt paving will be completed all around the site with parking spaces designated, based on the City of Gardner's requirements. Shrubbery and landscaping will be placed around the property. The buildings will be just under 7500 square feet, divided into individual bays, 21x60 square feet, with bathrooms included. Each bay will have access to the storage area through the back, a main door, and a garage door. The bays will be rented to contractors and other small businesses. A privacy chain link fence will be erected around the site. Lighting will be on the buildings, however, no pole lighting will be included.

Questions/Comments/Concerns

P/L

R. Jean:

Expressed concern regarding the lighting plan, and stated some lighting has to be on the property. Suggested additional lighting around the parking area and the entrance, as it will likely be too dark if lights are only on the buildings.

In addition, specified Mass General Law 26G requiring outside dimensions need to be less than 7500 square feet. Drawings should be altered to reflect a maximum square footage of 7499 square feet.

C. Coughlin:

Primarily interested in stormwater compliance, but since plans are still underway, therefore, will discuss later. Asked if the stormwater drainage is intended to be overland. Mr. Stoddard said it would be overland drainage as they do not have the offset to go underground, and to do so, would be expensive. It is intended to delineate catch basins, swales and forebays for stormwater management. C. Coughlin said to be careful to avoid pushing snow into these areas in the winter.

C. Coughlin noted once a more formal design is in place for stormwater, would like to see the plans.

G. LaGoy:

Noted the access road width of 30 feet should be satisfactory for maneuverability of all emergency vehicles since the requirement is 20 feet, and will provide the details for the largest vehicle's turning radius and width to ensure it will be able to maneuver safely.

Mr. T. Slocum asked what the Fire Department will require for entry. Mr. LaGoy stated a Knox box will be needed since the facility will be fenced and locked. The Knox box should be placed outside the fence entrance, ideally with a master key inside, but if multiple keys are needed they should be labelled.

L. Saunders:

Will need to know more about water treatment plans once testing is completed. Asked about the plans for waste disposal. Mr. T. Slocum stated that they will have a dumpster fenced in on a concrete pad placed as far back on the site as possible. Noted there will be thirty one total renters when the site is developed. Ms. Saunders asked how they will handle all the waste. Mr. T. Slocum said waste removal will not be an issue since he owns his own fifteen yard dumpsters, and will be able to change out the dumpster whenever it is necessary.

J. DeRoy:

No questions or comments at this time.

Mr. S. Slocum asked Ms. DeRoy what she would be looking for in this project as the Economic Development Coordinator. Ms. DeRoy replied she is primarily interested in knowing what businesses would be renting the space, in this case contractors and small businesses are specified, and which businesses actually end up renting the bays. Inquiries from businesses and individuals looking for a space in Gardner happen often. Updates on rent pricing and availability is important to match potentials renters with available locations.

T. Beauregard:

Asked if a drainage report will be submitted. Mr. Stoddard said a drainage report will be submitted as required. Mr. Beauregard asked if the storage areas will be impervious or pervious pavement. Mr. Stoddard answered the storage area will be impervious grindings. Mr. Beauregard asked why grindings were chosen over paving. Mr. T. Slocum stated modifications may be needed for the underground brine tank, and grindings make the pipes and tanks accessible. Mr. Beauregard asked about the stormwater plans for the storage area. Mr. Stoddard stated sedimentation basins will be utilized as part of the stormwater plans.

Additional Comments:

Mr. Jean asked if brine was going to be manufactured on site and stated that if it is, it should be included in the plans. Mr. T. Slocum replied brine will be manufactured on site, and will be comprised of salt and water. In addition, salt will be stored on site. Mr. Jean asked how much salt would be stored and where. Mr. T. Slocum said there will be 22 tons of salt stored in an enclosed area on a concrete pad near the dumpsters at the back of the site. Mr. S. Slocum added that Mr. T. Slocum currently works in winter maintenance providing snow removal and salt to hospitals, condo villages, etc.

Mr. Beauregard requested a photometric plan, as well as adequate lighting added to the plans for security purposes since the current plans for lighting on the buildings will not be enough to light the entire property. Also suggested conduit lighting along the entranceway and parking areas. Mr. T. Slocum stated there will be a surveillance system which will be included in the photometric plan. Mr. S. Slocum asked if all lighting needs to be added right away, or as the site is built out. Mr. Beauregard replied it will depend on the photometric plan, and approval is for the overall plan, therefore, all lighting will need to be included on the definitive plan.

Mr. Beauregard requested a landscape plan will be needed, and should reflect open space percentages. The open space requirement for residential two zoning is seventy percent. Noted, the site borders Mount Wachusett Community College on the west side. Mr. Stoddard said nothing will be done within 30 to 40 feet of the college border. Also requested signage on the definitive plan. Mr. T. Slocum asked Ms. DeRoy if having a sign with the tenant names on it would be beneficial. Ms. DeRoy stated that it would be.

Mr. Coughlin noted any work being done under five acres requires a federal general permit, but anything over five acres will require an EPA general sector permit for stormwater.

Mr. Beauregard asked for parking calculation chart on the definitive plans, as well as, display fenced in areas, fence lines, and vegetated buffer areas. Mr. Beauregard asked what is currently being done on the site. Mr. T. Slocum stated the site had been previously logged so they are currently clearing rocks and stumping. Once they have approval they plan to clear more rocks, stumping, and trees for the two buildings in phase one. It was noted they need to be 100 feet away from wetlands, and 200 feet from bodies of water. Mr. Jean stated a permit will be required to clear a site over 10,000 square feet, and suggested getting the permit approval now considering the size of the site.

Mr. Beauregard stated architectural plans should be submitted. Mr. T. Slocum said the roof is pitched and will include a two foot overhang to mimic the style of the residential area. Mr. Stoddard confirmed architectural plans will be included with the definitive plans.

Mr. Beauregard requested full size definitive plans. Mr. T. Slocum asked when the next Planning Board meeting will be. Mr. Beauregard responded the Planning Board meets every month on the

second Tuesday at 7 pm, and are starting to be in person again at City Hall. Definitive plans would need to be submitted two weeks prior to the meeting. Department Head review, and a public informational meeting for comments on the plans, are required prior to the Planning Board meeting. Mr. S. Slocum asked how long the Planning Board has to make a decision on the project. Mr. Beauregard said the Planning Board has ninety days to make a decision, and believes they might need to appear before the Conservation Committee depending on the Wetlands Delineation results. Mr. S. Slocum asked about the timeline for the building permits. Mr. Jean stated it will take about two weeks.

3. Other Business

None at this time.

Meeting adjourned at 10:20 a.m.