

CITY OF GARDNER

DEVELOPMENT REVIEW COMMITTEE MINUTES of JULY 7, 2022

Members present: Trevor Beauregard-DCDP, Greg LaGoy-Fire Chief, Rob Oliva-Engineering, Robert J. Swartz-PB Rep., Roland Jean-Building Dept., Dane Arnold-DPW.

Members absent: Lauren Saunders-Health Dept. Raymond LaFond-ZBA, Katie Guertin-Conservation.

Others Present: Colin Smith-Executive Aide to Mayor, Gary Lorden-Mass Ave. Rentals, Jessica DeRoy-Economic Development Coordinator, and Christine Fucile-DCDP.

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

Approve Minutes of April 14, 2022.

Motion to approve minutes as presented.

D. Arnold/R. Swartz.

Vote – All in favor.

1. New Business:

Mass Ave Rentals – Gary Lorden:

Mr. Lorden of Mass Ave Rentals presented his plans and stated he will soon be purchasing the property from the City.

Noted the project's parking lot is in unison with the City parking lot, therefore, the landscape and granite curbing has been completed, as well as the stairs and lighting. Mr. Lorden also noted the City plans show mulch for the island owned by the City located on Connors Street and thought grass would look better. Specified there are 43 parking spaces and will have 29 units with 15 one-bedroom units, and 14 two-bedroom units. In addition, in the future, would like to provide more handicap parking (*pointed out area on plan*). R.Jean asked if this is in addition to the current two handicap parking as shown on Plan. Mr. Lorden replied yes.

Mr. Lorden spoke again of the island owned by the City and asked if Mass Ave Rentals could maintain the island. D. Arnold said yes but questioned his suggestion of grass as people may walk through it, therefore suggested more plantings with the trees already in place. Mr. Lorden stated he will find a local company to maintain and fertilize the island as well. In addition, would like to put irrigation system in.

R. Swartz suggested electric car parking spots. Mr. Lorden replied not at this time due to costs, but a good idea.

T. Beauregard asked if Mr. Lorden could talk about the water/sewer connections. Mr. Lorden explained currently the building has two six-inch water lines servicing the building and will keep the two six-inch water lines. The six-inch line is sufficient for pressure and size to accommodate the 29 units. The fire suppression service will come from one of the six-inch lines, and domestic from the other.

There are various spots throughout the building where existing sewer has run out, therefore, looking to return and re-line the lines. May not need all the ports that leave the building, just the services lines which work the best.

Mr. Lorden pointed out the electrical pole on the plan and will be meeting with National Grid to find a good spot for the transformer. In addition, the gas company has provided a new gas

service, and pointed out on the plan. D. Arnold asked that if there is a sewer service that will not be used, to please plug it at the main. Mr. Lorden replied yes he will for any lines that are abandoned.

R. Jean inquired if he plans to service both buildings with one fire service line and six inches. Mr. Lorden said yes, and it was verified. R. Jean commented at one time there were two buildings with each one serviced by a six-inch line. Mr. Lorden replied yes, however, they were separate, and now will be serviced by one six-inch line which is ample enough with the pressure that is supplied, so between the pressure and the size, it is enough.

R. Jean asked if the elevator would service both buildings. Mr. Lorden answered yes and pointed out on plan how residents will enter and get off of the elevator. Right now, there is a freight elevator, but the shaft is coming down and a new elevator will be going in (*pointed out on plan*).

T. Beauregard noted in the back of the building where the private parking lot is, shows a concrete sidewalk, and asked if he plans on installing a concrete sidewalk along with granite curbing. Mr. Lorden said yes.

D. Arnold asked, to be clear, if he does not need to go into the street for anything else. Mr. Lorden said he will have to scope the sewers, and unless they find roots, etc. growing through it, and they cannot re-line, this would be the only issue.

R. Jean asked if there will be any additional lighting. Mr. Lorden said just the existing decorative lighting, as well as the usual safety lighting.

T. Beauregard asked if he proposes any wall packs on the building. Mr. Lorden said not at this point. Mr. Lorden noted he will be meeting with the gas company to see about electric heat pumps, and explained he is focusing on as much high efficiency as he can. Further plans to include central air for all units, and high efficiency natural gas warm air furnace. T. Beauregard requested Mr. Lorden keep Dane updated on the sewer scoping and findings, especially since the cement for the sidewalks will be poured on Monday. Mr. Lorden stated he has two primary concerns right now which are the sewer and timeline for paving and safety with regard to the broken glass window on the second floor of the building facing Connors Street which is not safety glass, and with workers and pedestrians walking in that area poses a risk, therefore will need to cover it up. D. Arnold noted the paving timeline will be early August.

Further, spoke of the windows on the building facing Connors Street which all need to be taken out and reframed, as well as remove the brick veneer and replace with vinyl siding or vinyl shakes, or combination of two which will include the section where the elevator shaft location will be removed. T. Beauregard asked that Mr. Lorden have an architect provide a rendering of how this will look, as well as provide samples of materials he plans to use. Mr. Lorden mentioned the front of the building on Parker Street, which is all glass will be reframed, and on the first floor he would like to do some PVC trim with shaker panels on the bottom and a two-foot roof with downlighting. Up above will do vinyl siding with shakes, as well as shaker panels under and to the side of the window. Will need more windows for natural light. Mr. Lorden spoke further about the windows and mentioned doing some mullions (*two windows joined together*) to give appearance of cottage style. R. Jean asked that he pay attention to the new window guard codes, and to consider using a more durable siding material other than vinyl, suggested Hardy Plank.

2. Other Business. None at this time.

Motion to adjourn.

D. Arnold/G. LaGoy.

Vote - All in Favor.

Meeting ended at 10:16 a.m.