

CITY OF GARDNER

DEVELOPMENT REVIEW COMMITTEE

MINUTES

July 13, 2023 – 9:30 a.m.

Members present: Trevor Beauregard-DCDP, , Dane Arnold-DPW Director, Sophie Dorow-Conservation, Greg LaGoy-Fire Chief, Rob Oliva-City Engineer, Robert J. Swartz-Planning Board Representative, Thomas Zuppa-Building Commissioner, Mel Cornett-ZBA, Angela DiPrima, Assistant Director of Public Health.

Members absent: Raymond LaFond-ZBA, Eric McAvene-Police Chief

Others Present: Paul Grasewicz-Graz Engineering, Anthony Tavano-PrivateOversight, LLC, Christine Tree-Attorney for PrivateOversight, LLC, Jessica DeRoy-Economic Development Coordinator, and Christine M. Fucile-Administrative Assistant.

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

**1. Approve Minutes of February 15, 2023.**

*Motion to approve minutes as presented.*

R. Swartz/G. LaGoy.

Vote – All in favor.

**2.. New Business:**

**PRELIMINARY PLANS**

... RE: PRIVATE OVERSIGHT, LLC

... LOCATION: 0 WEST BROADWAY

... ENGINEER: PAUL GRASEWICZ OF GRAZ ENGINEERING

Mr. Grasewicz of Graz Engineering

Mr. Grasewicz described they are proposing a multi-family project consisting of rentals and some condominiums off of West Broadway up near the Templeton town line. Part of the proposed work will be on the Templeton side consisting of 11 units. This project is proposed to be serviced by public water and public sewer. In addition, will have a 24 foot paved road coming up a hill with a slight grade heading back towards the cul-de-sac. Most of the development will be on the main access road. There will be a side-drive to access other units. Stormwater will go to the front as well as to the back. There will be 52 total units, some with two bedrooms and some with three bedrooms and two (2) parking spaces per unit. The grading along the road is not bad, but because of the width of the project there will be a fair amount of cut and fill to level things out for the buildings because with eight (8) buildings they take up a pretty good flat footprint. A traffic study was done to address the site distance travel speeds and safety down at West Broadway (Gardner) and Patriot's Road in Templeton. This property was re-zoned as General Residential 3. Will need a special permit through the Zoning Board of Appeals in conjunction with the Site Plan Approval.

Attorney Christine Tree

Attorney Tree stated as far as the number of units, a table was put together showing which building has two bedrooms and which phases they belong to. Further, Sheet 2 of the plans show the entire property. Attorney Tree explained this project had gone before ZBA (*Zoning Board of Appeals*) first for a variance and then gave a brief history of the project so far. Attorney Tree noted 64% of the property remains open space. It was pointed out the access road is longer than 900 feet.

*Fire Chief Greg LaGoy:*

Chief LaGoy stated the length of the access road is a concern as well as the maneuverability of the turn radius for their largest vehicle. Regarding, hydrants, believes they are serviced by the town of Templeton. Attorney Tree thought they were serviced by Templeton. D. Arnold, DPW Director said there are two (2) hydrants at the end of the Gardner-Templeton line that are not connected therefore can be tied in.

Chief LaGoy commented the plans show only two hydrants, one located across from the dumpsters and one in front of building 5/unit 38, and nothing at the dead therefore recommends one to be located at the dead end and should be more optimal locations for other locations.

*Building Commissioner Thomas Zuppa:*

Mr. Zuppa spoke of the access road and asked if it is a road or a driveway. Mr. Grasewicz answered it is a driveway. Mr. Zuppa asked who will be maintaining this. Mr. Grasewicz said it will be private.

Mr. Zuppa expressed his concerns and said based on the plan provided, it shows a 24 foot wide driveway as an access driveway, however, the photo shows something very different than what is proposed. It shows a road with a sidewalk adjacent to the road and the driveways beyond the sidewalk with a garage under for the buildings. The concern he has is with just a 24 foot wide driveway and with vehicles being parked on that driveway rather than against the front of the building, is not generally accepted in the zoning to do it that way, so this needs to be looked at a little further.

Mr. Zuppa also suggested sprinkler systems as well as fire alarms especially with the rental units which needs to be thought of now long before obtaining permitting. In addition, spoke of energy efficiency since Gardner is a stretch code community enforcing the new 225 CMR stretch code which would add a considerable cost to the project especially regarding EV (*electric vehicle*) charging and again goes back to vehicles being parked on the street plugged into the electric charging units on a house posing a potential safety risk for both tenants and firefighters.

*Planning Board Vice Chairman Robert J. Swartz:*

Mr. Swartz expressed his concern with foliage not being addressed in detail on the plans. It was suggested a landscape plan be provided in the definitive package submittal.

*Economic Development Coordinator Jessica DeRoy:*

Ms. DeRoy noted the plan shows the dumpsters being blocked off and asked if this is for trash only. Mr. Grasewicz said the intent is to provide re-cycling and trash.

Ms. DeRoy asked what the ratio is for rental vs. condo purchase. Attorney Tree pointed out on the plan the 11 units which will be condos for sale and the first to be built. The other forty-one units will be rental units.

Ms. DeRoy asked if there would be a live-in property manager based on the proposed office/apartment on the plans. Mr. Grasewicz confirmed there will be a live-in property manager

Conservation Agent Sophie Dorow:

Ms. Dorow noted parcel H17-13-9 (*the large parcel at the end*) and stated it falls within the wetland buffer zone and inquired if they have any plans depicting where if at all it falls within that buffer zone. Mr. Grasewicz replied right now the intent is no work within the buffer zone. Ms. Dorow commented the Conservation Commission will want to know where.

Assistant Director of Public Health Angela DiPrima:

Stated all of her concerns were addressed with regard to sewer and trash.

City Engineer Rob Oliva:

Mr. Oliva noted himself and the DPW Director both viewed the plans and have a number of comments on the technical side regarding sewer, water, and drainage, and will prepare a memo for the Planning Board prior to the Planning Board Hearing.

Mr. Oliva stated his concern is also with cars backing out into the driveway as well as with sidewalks in front of the units, the walkways between parking spaces and the road which is something he would not want to see.

Mr. Oliva said Patriots Road in Templeton and West Broadway are on a state highway layout and the road was just paved so they will have to deal with MASS DOT. Mr. Oliva said another of his issues is the discharge for the infiltration basin in front of the site directed towards West Broadway so will have to work MASS DOT on that as well.

Mr. Oliva commented drainage will have to conform to the City's specs. In addition, the City has requirements for sewer Inflow and Infiltration remediation and this is considered a major project therefore will have to look at remediation. Further, for Inflow and Infiltration, the Developer typically goes out and does the work.

DPW Director Dane Arnold:

Mr. Arnold noted they will be required to obtain a sewer extension permit through the City. In addition, each unit will need to have a separate water and separate sewer service. Regarding sewer line down towards the end that breaks off and goes in two directions, should keep as one main to reduce Inflow and Infiltration into the sewer system.

ZBA Member Mel Cornett:

Mr. Cornett referenced the parking and asked how it will be throughout the site. Mr. Grasewicz said it will be perpendicular throughout the site.

Mr. Cornett asked if the parking will be clearly marked. Mr. Grasewicz agreed there could be some kind of markings.

Mr. Cornett asked if there will be visitor parking as well. Mr. Grasewicz noted they could designate this.

Director of Community Development & Planning Trevor Beauregard:

Mr. Beauregard commented the City's Planning Board does not typically allow parking in front of buildings and highly recommended looking at an alternatives such as parking to the rear or to the side of the buildings.

Mr. Beauregard also noted the refuse storage areas and does not believe they will be sufficient; therefore, they may want to consider, along with the parking, including designated refuse areas on the plans.

Mr. Beauregard inquired where the mailboxes will be located and thought from the description, it sounds like they will be at the southern end. Mr. Grasewicz pointed out where they will be.

Mr. Beauregard believes the trash and mailboxes are a safety issue with people crossing constantly. Mr. Beauregard also suggested considering screening for parking, as well as a landscape and lighting plan for the definitive plan submittal. In addition, asked if there will be lighting on the buildings. Mr. Grasewicz said there will be lighting on the buildings, and believes there should be lighting for the entrance, as well as lighting for the cul-de-sac and pointed out other proposed areas. Mr. Beauregard requested a photometric plan be provided.

Mr. Beauregard inquired about the density for the square feet per unit. Mr. Grasewicz noted it is on the cover sheet of the plans. Mr. Beauregard said it should be put on the plans.

Mr. Beauregard asked if there will be a Homeowners Association and wondered if they will be maintaining the roadway, etc. The reply was yes.

Mr. Beauregard asked if there are any grass strips along the sides of the access driveway. Mr. Grasewicz replied right now no. Attorney Tree added there will be landscaping to be maintained.

#### ADDITIONAL COMMENTS

##### City Engineer Rob Oliva

Mr. Oliva commented it sounds like the first 11 units will be built to fund the rest of the construction and asked if there is anything in place for the driveway and a temporary turn around through the phases of construction which is of concern to him and would like to know more about this. Mr. Grasewicz said he will provide a phasing plan.

##### Building Commissioner Thomas Zuppa

Mr. Zuppa commented it sounds like they will be open to revisiting the parking plan and questioned how close the vehicles are to the dwelling itself, and stated he is looking at a minimum ten (10) foot buffer between the dwelling units and the actual parking area and vegetation. Mr. Grasewicz stated right now it looks like less than ten (10) with the sidewalk and the little planting strip.

##### Director of Community Development & Planning Trevor Beauregard

Mr. Beauregard said going back to the EV charges proposed at the site and looking towards the southern portion, might want to consider more options on the site especially within the area where the townhouses are being sold. Mr. Zuppa commented when they submit their current valuation, he will review the number of EV charging spaces that are required for the rental units, but if he does remember correctly is that each of the townhouses does have to have a minimum of one per townhouse which is something that will have to be looked at as well.

Mr. Beauregard spoke of the Templeton units and if they stay in Templeton for the final plan, how does it work with the water and sewer hookup if the actual units are in Templeton. Mr. Oliva recommended that everything built on the site is to be built to Gardner's standards and specs and if Templeton has something more restrictive or higher degree of design, then maybe both communities will have to talk over and sort through it.

**Snow Storage:**

Mr. Arnold stated he did not see a ton of snow storage on the site. Mr. Beauregard said to keep in mind when submitting the landscape plan, none of the snow storage can be considered in landscaped areas for the site. Further, will need a certain amount of landscaping for the parking also, and not sure exactly how it breaks down, but it is so many square feet for landscaped area and so many square feet within the parking area.

**3. Other Business.** *None currently.*

***Motion to adjourn.***

**D. Arnold/G. LaGoy.**

**Vote - All in Favor.**

**Meeting ended at 10:15 a.m.**