

MINUTES

Decision Meeting

Zoning Board of Appeals Decision Meeting – September 14, 2021
115 Pleasant Street,
Gardner, MA 01440

Sitting in on Meeting:

Randall Heglin
Melory Cornet
Michael Gerry

Roland Jean
Rachel Taylor
Bill Hannigan

In Attendance:

Rozanne Reany
Steve Rockwood
Tom Boventi

Meeting called to Order by Acting Chairman Randall Heglin at 6:30PM. Mr. Heglin went over the ground rules for the meeting. He noted that the meeting was being recorded and would be streamed to YouTube, in the next few days and requested if anyone objected. There were no objections.

Sitting on tonight's decision meeting is Mr. Randall Heglin, Acting Chair, Mr. Mike Gerry, Clerk and Mr. Mel Cornett, Member.

Mr. Heglin explained that this is a decision meeting so no further information or documents can be submitted to the case unless requested from the Board. Applicants may be called upon to answer questions but will not be required to present to the case.

<u>Case No.</u>	<u>Case Type</u>	<u>Case Description</u>
Case #2021-06-03	SP	242 Green St, Heywood Hospital expansion Surgical Center.
Case #2021-06-04	SP	242 Green St, Heywood Hospital expansion Medical Office.

Motion to move made by Mr. Gerry seconded by Mr. Heglin.

Mr. Heglin opened Case #2021-06-03 & #2021-06-04 Special Permit - pre-existing non-conforming use.

Case #2021-06-03 SP 242 Green St. Heywood Hospital, Surgical Center. Expansion.

Application to construct a new Surgical Center at 242 Green St., Gardner, MA Parcel ID #R32-22-1, located in the Rural Residential 2 Zoning District (RR2), is denied as it does not comply with chapter 675 of City Code of Gardner. The "Table of Uses" states that your use requested, #20-Hospital, Sanitarium or Nursing, Rest, or convalescent Home, requires a "Special Permit" (SP) issued by the Gardner Zoning Board of Appeals.

Mr. Heglin recapped on the site visits, two were conducted as the first one was rained out. The Board members took a tour of the surgical rooms and then viewed the proposed site including new parking lot and truck entrance. The expansion of the current building will relocate the current MRI center and rebuild in the same footprint to create a two-story space of 27,000 sqft. With second floor of 19,000 sqft.

Mr. Cornett asked if the actual size had been decided, as the application plans had a rough design.

Mr. Bill Hannigan – Engineer.

Mr. Hannigan stated footprint would be 23,000 first floor and 11,000 to 12,000 on the second floor, so it looks to be a little smaller than first planned, due to material cost.

Ms. Reany – Heywood Hospital Rep.

Ms. Reany stated that the size is currently 40,115 gross sqft.

Mr. Heglin explained that this was a Special Permit for a pre-existing non-conforming and in past meetings the applicant had addressed all the criteria questions for a special permit and did not feel there was a need to read them again. He had initial concerns for the abutters and stated the applicant should have given more information and notice to the abutters and local community. The abutters concerns were noted and valid but the need for the hospital expansion is for the greater good of the city.

Mr. Gerry agreed that the current surgical units were lacking and that improvements were greatly needed to provide the best care for the community. Most abutters were in support of the Hospital and the services it provides, but it was the land use for parking that was causing the problem. The frustration of the abutters is understood, but the hospital must also continue to grow and expand to provide service to the community.

Mr. Heglin stated that a lot of items reviewed by the Board will also be taken up by the Planning Board.

The Board considered possible conditions should the application be granted

- 1) All site plans referenced need final review and approval from the Planning Board.
- 2) Site drainage must comply with approved site plan from Planning Board.

Mr. Heglin asked Mr. Hannigan if an Operations and Maintenance Plan (O&M) was developed to which Mr. Hannigan confirmed there was. This would also be subject to site plan review as it relates to the drainage systems.

- 3) Any de-icing chemicals used at the hospital site would need approval from the City Engineer, as the proximity to the watershed buffer is a concern.
- 4) Fencing and parking lot guard rail should be at a height to form a light shield for the abutters.
- 5) Hours of construction should have a set limit especially for the external construction. 7am to 5pm Monday through Friday and 7am to 12noon on Saturday. No Sundays or holidays. Internal construction will have no set time as there will be little disruption to abutters.

Mr. Cornett asked about the guard rails and landscape plan as there was talk about raising the height of the rail and adding an increased amount of landscape to the site.

Mr. Hannigan confirmed that the plan had been amended to increase the height of the guardrail to almost double the original proposal, and that the landscaping had been significantly increased.

Mr. Heglin asked if the revised plan had been submitted to the Planning Board and if planting maturity had been taken into thought.

Mr. Hannigan clarified that the landscaping plan would be submitted once the completion date got closer but final say would go to the Planning Board before occupancy was granted. All the landscaping has been planned with the future maturity of the shrubbery and plants to fill in over the years. All the landscape will be put in place before work starts on the inside so the landscaping will have time to fill in before the parking lot and building are officially in use.

Mr. Jean stated that there would be no way to stop the use of the parking lot during construction or planting so to have the parking lot use be a condition would not be an enforceable request.

6) Landscape plan is submitted to the planning board and must comply with Planning Board site plan.

Timing of the planting of the landscaping was discussed but due to the many different stages of the construction the limit to when the planting would happen will be left to the discretion of the Planning Board.

Any further questions or concerns.

Mr. Gerry feels the hospital has done everything they can to address the abutter's but there is no way to please everyone without voting the permit down, which would not be of any benefit to the rest of the city.

Motion to grant Special Permit with conditions.

Unanimous vote to Grant SP, with conditions.

Case # 2021-06-04 SP 242 Green St. Heywood Hospital, Medical Office. Expansion.

Application to construct a Medical Office Building at 242 Green St., Gardner, MA Parcel ID #R32-22-1, located in the Rural Residential 2 Zoning District (RR2) is denied as it does not comply with chapter 675 Attachment 1:1 table of Use #33-Medical Office Building of City Code of Gardner. The zoning code states that your use requested is a "not permitted" use in the "RR2" Zoning district.

Motion to act on this case

Unanimous vote to Act

Mr. Cornett stated that the conditions from the previous case be continued on this case also as this is basically the same case.

Mr. Jean stated that there is no real need for conditions on this case as all the conditions from the first case will cover the whole construction of the building.

Motion to grant SP with conditions

Unanimous vote to grant Special Permit with conditions

No further business.

Motion to Adjourn.

Unanimous vote to adjourn

Meeting Adjourn at 6.56PM



Randall Heglin, Acting Chair



Michael Gerry, Clerk



Melory Cornet, Member