

PLANNING BOARD CONTINUATION OF PUBLIC MEETING  
MINUTES  
FOR ALL PURPOSE STORAGE GARDNER, LLC  
OCTOBER 10, 2023 - 6:30 p.m.

Members present: Mark M. Schafron/*Chairman*, Paul A. Cormier, Stephen Cormier-*Members*, and Trevor Beauregard/*Director-City Planner*.

Absent: Robert Swartz/*Vice-Chairman*, Robert J. Bettez, *Sr-Member*.

Also present: Rob Oliva-City Engineer, Charlie Ritchie-Fieldstone Land Consultants for All Purpose Storage Gardner, LLC, and Christine Martines Fucile-DCDP.

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 Continuation of Public Meeting for All Purpose Storage Gardner, LLC, at 6:30 p.m.***

T. Beauregard commented the majority of the Planning Board Members conducted a Site Walk as well as Mr. Ritchie of Fieldstone Land Consultants and were able to establish some more comments from this Site Walk. Further, R. Oliva has been diligently working on a response to the drainage plan that is fairly significant.

Chuck Ritchie from Fieldstone Land Consultants representing All Purpose Storage Gardner, LLC, recapped the project explaining there is an existing self-storage at 143 Colony Road which is zoned Industrial with 65,000 existing square feet of storage buildings on site and proposing additional 25,000 square feet of storage buildings to the rear and side of the site.

Mr. Ritchie noted some of the comments from the last meeting included additional landscaping and some additional lighting information as well as to address the City Engineer's comments. In addition, many of these items were brought up at the Site Walk, particularly landscaping and the existing surfaces that are on site.

Mr. Ritchie stated in the last few weeks landscaping has been addressed, and lighting was sent out to a third party lighting technician to spec some lights. The lighting will be very minimal with downcast lighting and will not affect any of the adjacent properties as well as a few buildings with mounted lights with lumens shown on the ground. The landscaping was addressed by some additional plantings along the front, and noted there kind of a steep slope just off the road but have three areas of landscaping to break up the site and make it less impervious from a visual perspective. T. Beauregard asked what will be done with the land between the landscaped areas. Mr. Ritchie replied for now they are proposing to leave as is since it seems to be stable. Mr. Ritchie stated also addressed were the comments from the City Engineer received after last meeting. Also, just received additional comments this week but has not been able to draft up a

formal response at this time. Mr. Ritchie noted the majority of the comments have been addressed, but there are still some new comments based on the new design to capture the run off for the two end buildings. Mr. Ritchie added he feels confident he can address these with the drainage report that was provided and there would be minimal plan changes needed to address the remaining comments. Mr. Ritchie noted they are looking for conditional approval tonight based on any concerns the Board may have and primarily addressing the Engineer's comments to the Engineer's approval.

Mr. Schafron commented in light of the City Engineer's evaluation of the stormwater report, the depth of the test pits, the culvert capacities and some other items, the Planning Board feels these could have a significant impact to the design therefore cannot take any action at this time until these are addressed or at least responded to.

Mr. Ritchie stated from their perspective he believes they can address this with the drainage report since a lot of it is the calculations and the existing culvert. Mr. Schafron added these comments are pretty significant and should be an Engineer-to-Engineer discussion.

Mr. Ritchie noted his only input is if they go back for a third meeting what type of discussion would they have at this meeting and would there be a chance for approval possibly with conditions.

Mr. Schafron acknowledged and said so what he is asking the Planning Board for is conditional approval with the caveat that Mr. Oliva to address all of his concerns. Mr. Schafron directed to R. Oliva with regard as to how this would apply to MASS DEP. R. Oliva stated in light of the comments he received from MASS DEP and how the existing conditions and pre-development conditions are calculated based on historic conditions rather than current day, there is an opportunity or possibility he sees the drainage could change whether it is larger infiltration basin, modified layout, as well as the test pits groundwater elevations, and is not currently satisfied with the information that was provided. There is an opportunity this could change slightly from its current layout. They are also currently before the Conservation Commission. The problem is there are two Boards looking at the same project and at the same time one Board is asking for changes and then have to go back to the other Board or Commission with those changes. R. Oliva also said he knows there is a timeline and the Applicant would like to get this closed and approved and not have to come back, however thinks there is enough out there between the Planning Board and Conservation Commission that things could still change, so giving it to the next meeting for himself and Mr. Ritchie to sort through his comments, let them respond and then come back and have the changes made and satisfied. Also, R. Oliva feels this would be beneficial to the Planning Board to continue to the next meeting. Mr. Schafron added with the timeline clock ticking, an extension could be requested. T. Beauregard noted the Planning Board received the plan on August 31, 2023, and have 90 days to render a decision which brings this out to late November, therefore getting on to the November meeting Agenda which is the 2<sup>nd</sup> Tuesday of November and well in advance of the November 29<sup>th</sup> deadline.

Mr. Ritchie inquired if it would be possible to get conditional approval based on the Conservation's approval or would they want to be approved before coming back. T. Beauregard explained the Planning Board has approved projects with "conditional" upon Conservation Commission approval but in this case, he is not sure since it depends on the feedback received back from the Conservation Commission and DEP in this case, so worst case scenario may have to ask for an extension at the November meeting.

Mr. Ritchie said if any changes he is foreseeing based on the comments would result in an increase of building or an increase in impervious area, it would generally be a larger detention basin to meet those standards, and changes made would be larger or increased drainage areas rather than potential building changes and wondered if this should be factored into the anticipated changes he is seeing. T. Beauregard replied he is hoping to see these changes identified on the plans for the November meeting. Mr. Ritchie

asked if there is anything else he needs to change other than addressing all of R. Oliva's comments. T. Beauregard asked how many acres for the developed Site. Mr. Ritchie replied 480,000 square feet is the existing site, about 11 acres. T. Beauregard then asked what the square footage is of the landscaped area in the front is. Mr. Ritchie answered probably 10 feet wide by how 5 feet, so maybe 250 square feet. T. Beauregard questioned if the Client is not willing to landscape that entire front berm since there is a lot of dirty fill along the front. T. Beauregard suggested removing the existing berm and replacing with some loam and seed in order to stabilize it. T. Beauregard knows this is a pretty good sized slope and believes it would look a lot nicer with the loam and seed maintained along with the planting areas. Mr. Ritchie noted the fence along the right of way line and asked if he would prefer to see some street trees instead. R. Oliva noted he worries about the longevity the trees with a lot of truck traffic going through there, and would have to get cleared through the DPW Director as to if he wants them in the right of way. T. Beauregard said with the power lines there probably not a good idea to put trees there. T. Beauregard repeated he thinks with the internal berm slope it would be an improvement to the Site along with the landscaped areas.

*Mr. Schafron stated he is going to continue this public meeting until the November 14, 2023, Planning Board meeting.*

*All Planning Board Members in attendance were in agreement.*

**Meeting ended at 6:56 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.