

DEVELOPMENT REVIEW COMMITTEE

MINUTES

October 20, 2022 @9:30 a.m.

115 Pleasant Street, Hubbard Conference Room 203, Gardner, MA

Members present: Trevor Beauregard-DCDP, Sophie Dorow-Conservation, Raymond LaFond-ZBA, Robert Swartz-PB Rep, G. LaGoy-Fire Chief, E. McAvene-Police Chief, R. Oliva-Engineering, and Dane Arnold-DPW.

Members absent: Roland Jean-Building Dept., and Lauren Saunders-Health Dept.

Others present: Matt Wzorek-Tighe & Bond, Justin LeClair-McCarty Engineering, Mark Harasimowicz-170 Mill Street, and Jessica DeRoy-Economic Development Coordinator.

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

1. Minutes of July 7, 2022.

Motion to approve minutes as presented.

R. Swartz/D. Arnold.

Vote – All in favor.

2. New Business:

Project: 170 Mill Street

Mr. LeClair explained the site plans for the proposed 24,000 square foot contractor building to be built at 170 Mill Street along with site improvements. The site is situated behind the Horseshoe Club along Ramsdell Pond off Route 68. The proposal is to remove the existing mill building and debris pile. There is an existing sluiceway along the property which they will fill with pipe and stone so it can be accessible. Conservation seed mix will be utilized along the water while gravel will be used throughout the rest of the site. Sewer, water and electric will be connected to the existing source along Mill Street. Stormwater reducing impervious surfaces to prevent runoff, but excess will run into an existing underground drywell. There is a second structure on the property that is structurally sound. There are no plans to do any exterior work to this structure, but interior updates may be done in the future to use this as additional contractor space.

Questions/Comments/Concerns

R. Oliva:

Asked what size pipe would be used in the sluiceway. Mr. LeClair stated that 24-inch HDP pipe would be used based on a consultant's recommendations for the box culvert is just under six feet deep and is not an emergency spillway. Mr. Oliva recommended considering a larger pipe size in case of future use of the sluiceway and dam. Recommends running the sewer line through the water separator pump chamber.

Asked if inspections of the dam are required and how frequently. Mr. Harasimowicz stated that an inspection of the dam itself must be completed every ten years and the last report came back as structurally sound with only a few minor repairs needed including resurfacing.

D. Arnold:

Asked who owns the box culvert. Mr. LeClair stated it is unknown, but it is assumed that the culvert is owned by the applicant as he owns the dam. The sluiceway is corroding from years of neglect but will be repaired as part of the project. Mr. Arnold stated that the sewer service proposed to tie the project into is a private service line for the Horseshoe Club that backs up into the manhole, therefore they will not be able to use this line. Recommends relaying and replacing the old sewer line or finding another way to tie into the sewer main but stated that it may be a hurdle as the lines will go through other private property.

Asked about plans for fire service. Mr. LeClair stated that the condition needs to be reviewed. Mr. Arnold stated that is likely a hundred-year-old fire service. Further inspection will be needed to determine next steps.

Mr. Arnold suggested the last dam report be shared with the conservation commission.

R. LaFond:

Setbacks are met and parking meets or exceeds zoning requirements. Requested that any signage placed should follow all sign requirements. Mr. Harasimowicz said there will not be any signage on the site.

E. McAvene:

No questions or comments.

G. LaGoy:

No questions or comments.

R. Swartz:

No questions or comments.

S. Dorow:

Filed with conservation and will be attending the public hearing Monday.

J. Deroy:

No questions or comments.

T. Beauregard:

Asked about the parking on site. Mr. LeClair stated that it will be primarily crushed stone gravel. Parking will be on the gravel with asphalt for an apron to move trucks in and out. Property will be privately used with only one or two additional people working on the site. Parking will not be lined as it is not paved.

Asked if lighting would be added to the site and if there is any existing lighting by the top of the driveway. Mr. LeClair stated that they will add wall mounted lights to the building. Cannot recall if there is existing lighting at the top of the drive, but that Superior Kitchen has lighting that can be seen from the building as they have an access easement with the applicant for access to their drive.

Asked if there would be any landscaping done on the property. Mr. LeClair stated that there will be no landscaping done on the property except for adding some scrub brush and wildlife conservation seed mix along the bank for remediation. Natural vegetation will be minimally disturbed.

Asked If any exterior site work or digging will occur on the back building and will it be used for vehicle storage. Mr. LeClair stated that the only work would be done on the interior of the building. Building will be used for personal use and possibly storage. Construction vehicles would be stored in the lay down area in the crushed stone area.

Asked about the concrete slab on pillars near the dam. Mr. LeClair said it is going to remain and they will fix the pillars. It is not known if the slab is part of the dam or remnants of the mill building.

Project: Park Street Park

Mr. Wzorek explained the site plans for the proposed Park Street Park at the old National Grid substation location on Park Street between the Greenwood Pool and Elks Club. There will be no digging or pervious pavement on the site as a condition of the project due to proximity to Crystal Lake, the City's water supply. There will be a small greenspace with picnic tables and bike racks. A large gravel parking lot with two striped ADA spaces. Proposing putting some vegetation along the edges. A new chain link fence will be placed around the property using the exiting old footings. A gate will be added to the fence to allow access to the grass areas for maintenance. A ten-foot shared use path with crushed gravel will run along the water at the back of the site and through to the Crystal Lake Cemetery as a continuation of the North Central Pathway. The surrounding sidewalks and extended shared use path are part of the City's downtown phase three project. Stormwater plans are to match the existing conditions as excavation cannot be done. Drainage path will follow the same as it does now, and a vegetative patch will be added by the water's edge. There are existing railroad tracks and ties that will be removed to create the shared use path. Some of the ties will be left alone. Six inches of gravel will be utilized for the parking lot and four inches of asphalt for the path. The path will have two-foot shoulders with a wood rail along the side.

Questions/Comments/Concerns

R. Swartz:

Asked who has ownership of the property. Mr. Wzorek stated that National Grid still owns the site. The City has an agreed upon a lease and license agreement with National Grid.

Asked if there will be lighting and if electric charging stations would be added. Mr. Wzorek said no to both as excavation is not allowed to run the conduits.

G. LaGoy:

No questions or comments.

J. Deroy:

No questions or comments.

S. Dorow:

An RDA will be filed. Asked if there will be a bike service station. Mr. Wzorek said not at this time but is something that can be considered.

E. McAvene:

No questions or comments.

R. LaFond:

Asked how many trash receptacles there would be. Mr. Wrozek stated that two are planned to be placed by the picnic tables. Mr. LaFond recommended more be added to the plans as well as some dog bag receptacles.

D. Arnold:

Asked about the plans for plowing the parking lot in the winter. Stated that it will be difficult, and not recommended, because of the gravel lot. Mr. Wrozek stated that he will look into the issue.

Asked about removing all railroad ties rather than leaving them behind. Mr. Wrozek will determine costs and processes to see if it can be done as part of this project or another project in the near future. Recommended the parking lot be closed in the winter months when snow has accumulated.

R. Oliva:

Asked about requirements and regulations regarding access to Crystal Lake as it is the public water supply. Mr. Wrozek stated that he will investigate.

Requested placards and signs be posted along the trail and park stating that Crystal Lake is the public water supply and reservoir. If there is a guardrail being proposed along the stretch of trail behind the pool along the waters edge, may want to investigate for any issues with excavating for posts.

T. Beauregard:

ADA accessible sidewalks, Victorian lighting, and an extension of the North Central Pathway are all projects that are happening in the same area as the Park Street Park. The path incorporated in this project will tie into the larger pathway.

3. Other Business

None at this time.

Motion to adjourn.

D. Arnold/R. Oliva

Vote-All in Favor.

Meeting adjourned at 10:17 a.m.