

CITY OF GARDNER
APPLICATION FOR APPROVAL OF DEFINITIVE SITE PLAN REVIEW

The Applicant shall file **two completed copies** of this application-- **First**; Bring **both copies** to the Planning Board to determine fee approval, and after determination, file one copy with the City Clerk. The copy submitted to the City Clerk must be accompanied by approved fee of **\$750.00 plus \$50 per dwelling unit and \$0.25 per square foot of gross floor area** of non-residential building space. A copy of the required plan need not be filed with the City Clerk. The application filed with the Planning Board must be accompanied by the original Definitive Development Plan and **Eight (8) copies** of this plan as required by Subsection 675-1010 of the Zoning Code.

TO: Gardner Planning Board
 115 Pleasant Street, Room 201
 Gardner, MA 01440
CC: City Clerk

DATE: May 17, 2021

The undersigned herewith submits the accompanying plans for review and approval as required in Subsection 675-1010 of the Zoning Code.

1. Name of Owner(s) HENRY HEYWOOD MEMORIAL HOSPITAL
 Mailing Address 242 GREEN ST GARDNER, MA


Name and Address of Applicant
 (If different from Owner) WATERSTONE PROPERTIES GROUP, INC.
117 KENDRICK STREET - SUITE 325, NEEDHAM, MA 02494

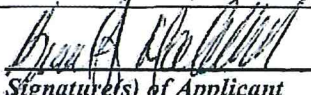
2. Location and address of proposed development
HEYWOOD HOSPITAL 242 GREEN ST, GARDNER, MA
R32-22-1; R32-22-2; R27-7-1; R27-7-2; R27-7-4; R27-2-5; R27-2-6; R27-2-7; R27-15-3; R27-2-8B

3. Deed of property recorded in Worcester District Registry of Deeds,* Book 2112, Page 106
 Plan recorded in Worcester District Registry of Deeds, Plan Book _____, Page _____
*BK17475/PG 301; BK61348/PG272; BK54701/PG164; BK53249/PG217; BK22028/PG256; BK16783/PG47; BK4904/PG142; BK2550/PG230; BK19750/PG159

4. Applicability of Site Plan Review /refer to Section 1010 (B) and relevant Special Permits
675-1010 B.(2) & 675-550 F.(2)(e)

5. Name of Engineer/Surveyor HANNIGAN ENGINEERING, INC
 Address and Telephone # 8 Monument Square Leominster, MA 01453


Signature(s) of Owner(s)
WINIFIELD S BROWN 5/18/21
 Print Name Date


Signature(s) of Applicant
Beneth Robinson 5/18/21
 Print Name Date

Trevor Beauregard, Director
Gardner Planning Department
City of Gardner - Manca Annex
115 Pleasant Street – Room 201
Gardner, Massachusetts 01440

May 17, 2021

RE: Henry Heywood Memorial Hospital
242 Green Street, Gardner, MA
Site Plan Review – Definitive Site Plan Submittal

Dear Mr. Beauregard,

On behalf of the Applicant, Waterstone Properties Group, Inc. (WPG), and as required by the Zoning Ordinance, Hannigan Engineering, Inc. is submitting this application for Definitive Site Plan Review for the construction of a building addition, including new and expanded parking facilities, at the Henry Heywood Memorial Hospital (Heywood) located at 242 Green Street in Gardner, Massachusetts. Submitted for review are the application form, filing fee of \$10,778.75, ten (10) copies of the Site Development Plans, ten (10) copies of the Architectural Elevations, and two (2) copies of the Drainage Analysis & Report for review. The full filing will also be provided electronically to you via email.

The subject property comprised of several parcels that have been acquired by Heywood through various deeds over time. The total combined area of the parcels is approximately 12 acres. Additionally, Heywood has secured a lease of the abutting City owned land consisting of approximately 2 acres. The project is located within the Rural Residence (R2) zoning district with other improvements extending into the Single Family Residential (R1) zoning district along Woodland Avenue. The following parcels are under the ownership of Heywood on this site:

Parcel ID#	R32-22-1	R32-22-2	R27-7-1	R27-7-2
	R27-7-4	R27-2-5	R27-2-6	R27-2-7
	R27-15-3	R27-2-8B		

The current uses (Hospital and Medical Office Building) and the expansion thereof will require additional permitting from the Zoning Board of Appeals (ZBA). These applications will be submitted concurrently with this application to allow comprehensive review of the project relative to permitting. The project site is also located within the Surface Water Protection Overlay District (SWPOD) and will require a Special Permit from the Planning Board for the work proposed on the site. As part of the Definitive Site Plan design, the drainage system has been designed to comply with the standards to capture and provide infiltration capabilities of the stormwater on the site. This is further reviewed in the Drainage Analysis and Report, submitted as part of this application.

It is the intention of Heywood to have the Applicant, WPG, construct a new building addition to the southern side of the existing building. The uses within this addition are anticipated to be a new surgical suite and medical offices. The purpose of the addition is to expand the surgical capacity of the hospital and to provide additional medical office space for clinical patient service. The existing operating rooms were constructed in the 1960's and are outdated. The new surgical suite will have six surgical areas with associated areas for staff and waiting areas. The existing operating rooms will be repurposed within the hospital. The second floor of the addition is proposed to consist of an initial 15,000 square feet of Medical Office space. Thus, the initial expansion would require an additional 63 parking spaces over the current number of existing spaces. The building is being designed to allow the eventual expansion of this space to approximately 27,500 square feet. The proposed addition will not add any patient beds to the facility.

With the construction of the building addition, the existing parking on the southern portion of the site will be reconstructed and expanded. The Definitive Site Plan submitted herein shows the reconfiguration of the parking in this area. As part of this, a new access drive will be created looping around to the rear of the site to provide truck access to the loading areas. The main purpose of this loop drive is to separate the truck traffic for deliveries from the vehicles coming to the site for the hospital use. This drive will also provide access to 70 new parking spaces in the area of the power plant improvements.

The access to the new parking areas on the south side of the building will be provided in approximately the same location as currently exists. Accessible parking and short-term parking will be located within close proximity to the entrances to the building. The parking has been laid out to provide access to all spaces from the internal access drives. A secondary connection has been made to the loop drive to avoid congestion at the entrance area. The parking improvements will provide an increase in parking of 118 parking spaces. Heywood has also entered into discussion with the heirs of the owner of the lot in the center of the frontage of the parking lot (Damon Lot) with respect to the purchase of this parcel. The Site Development Plans show the proposed drive and parking through the Damon Lot in anticipation of acquisition of this parcel. The grading and drainage on the site has been designed to allow the connection of the two parking sections on each side of the Damon Lot. This would provide an additional 48 parking spaces should this parcel be acquired. This would result in a total increase of 166 parking spaces on the property.

The drainage system will consist of a series of deep sump catchbasins connected to manholes and treated prior to discharge. The site drainage is split into three main sections. The parking near the site entrance, where the existing parking lot is, will be captured and maintain its connection with the existing drainage system in Woodland Avenue. A new water quality structure for TSS removal will be provided for this connection, replacing the one that currently exists. The last portion of the loop road will be captured and directed to an existing outfall on the west side of the building. This location has an existing water quality structure that is anticipated to be maintained for TSS removal.

The vast majority of the new parking area will be captured and directed to a series of underground storage chambers. These chambers will be surrounded with crushed stone to provide peak rate mitigation and allow stormwater to be infiltrated into the underlying soils. Soil testing will be required in this area to confirm size and capacity of the system as it is currently shown on the Site Development Plans. The new system has been designed to be compliant with DEP Stormwater Management Regulations as may be applicable. Additionally, the areas proposed to be altered and reconstructed for this project comply with the provisions of the SWPOD and its regulations. This is reviewed in the Special Permit filing with the Planning Board for work within the SWPOD.

Other utility connections for domestic water, fire protection, sewage disposal, and natural gas are anticipated to be made on the western side of the site to the existing mains in the area. The final disposition of these utility connections will be made prior to construction with the applicable utility agency. The lighting for the project will consist of pole mounted lighting for the parking areas and pedestrian lighting near the main entrance. Additional lighting off the building will be provided for security purposes as well. A Lighting Plan of the pole mounted lighting is included within this submittal.

The landscaping for the project is shown in a general manner at this stage of the project to show the ability to comply with the Ordinance with respect to amount of landscape areas required in square feet. The regulations require 150 square feet of landscape area per 1,000 square feet of parking and access areas. These areas are depicted on the plans and the square footage required is maintained with island plantings and general landscaping on the site. A vegetative screen is shown along the frontage of the property, which is included within this calculation. Snow storage areas are shown to highlight the availability of snow storage on the site without compromising the landscape areas on the project. These areas will be maintained as grass or mulch and will be outlined in the final landscape plan for construction.


HANNIGAN ENGINEERING, INC.

8 MONUMENT SQUARE, LEOMINSTER, MA 01453 PHONE: (978) 534-1234 FAX (978) 534-6060 CIVIL ENGINEERS & LAND SURVEYORS

Hannigan Engineering, Inc. has prepared this submittal for review by the Planning Board under the Site Plan Review process of the Ordinance. This project also requires a Special Permit from the Planning Board for work within the Watershed, as well as Special Permits from the Zoning Board of Appeals. These permitting processes are anticipated to run concurrently to allow the City to review the project for anticipated approvals.

We would ask that this project be put on the agenda of the June 8, 2021 meeting of the Planning Board. Representatives of this office and the Applicant will attend the Public Hearing for the project to review the project and address issues or concerns that may be raised. Should you have any questions or require additional information, please do not hesitate to contact this office. We look forward to your continued cooperation regarding this project.

Sincerely,
HANNIGAN ENGINEERING, INC



William D. Hannigan, PE
President

pc: Nico Recine – Waterstone Properties Group, Inc.
Win Brown – Heywood Hospital
Thomas Bovenzi, Esq. – Bovenzi & Donovan

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