

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: _____

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

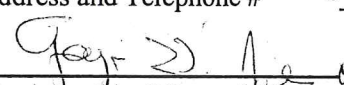

1. Name of Owner(s) Jones Family Fredette Street, LLC Garlock Printing & Converting Corp.
Mailing Address 35 Wilkins Road, Gardner, MA 01440 164 Fredette Street, Gardner, MA
Name and Address of Applicant (If different from Owner) Jones Family Fredette Street, LLC, 35 Wilkins Road, Gardner, MA

2. Location and address of proposed development
#100 & #112 Fredette Street

3. Deed of property recorded in Worcester District Registry of Deeds, Book 40820, Page 95; 34836/341
Plan recorded in Worcester District Registry of Deeds, Plan Book _____, Page _____

4. Applicability of Site Plan Review /refer to Section 1010 (B) and relevant Special Permits
675-1010.B.(2) Building addition of greater than 2,500 s.f. of floor area

5. Name of Engineer/Surveyor Hannigan Engineering, Inc.
Address and Telephone # 8 Monument Square, Leominster, MA 01453; 978-534-1234

<u></u> <i>Signature(s) of Owner(s)</i>	<u></u> <i>Signature(s) of Applicant</i>
<u>GEORGE JONES</u> Print Name	<u>GEORGE JONES</u> Print Name
<u>5/9/21</u> Date	<u>5/9/21</u> Date

Filing Fee: \$750 + 15,035 SF x \$0.25 = \$4,508.75

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

May 17, 2021

RE: Site Plan Review – Definitive Submittal
Jones Family Fredette Street, LLC
100 & 112 Fredette Street, Gardner, MA

Dear Mr. Beauregard,

On behalf of our client, Jones Family Fredette Street, LLC, and as required by the Zoning Ordinance, Hannigan Engineering, Inc. is submitting an application for Definitive Site Plan Review for the construction of a warehouse addition and connecting structure between two existing buildings at #100 and #112 Fredette Street in Gardner, Massachusetts. The project is located within the Industrial 2 Zoning District. The proposed building use is permitted by right under Article IV. § 675-410 as outlined in the Table of Uses (675 Attachment 1), Item 76: Warehouse and Storage facility. Included within this submittal, as required by the Zoning Ordinance, are the application form, filing fee of \$4,508.75, and eight copies of the Definitive Site Development Plan for review.

The combined properties are approximately 5.29 acres and located along the easterly side of the roadway at #100 and #112 Fredette Street. Currently, the property is a heavily developed industrial parcel of land with several existing structures and paved areas utilized for parking and access to the various structures. The perimeter of the property is primarily woodland with some areas of landscaped lawn immediately surround the buildings. It is noted that, a wetland area exists along the northerly property line and flows in an east-west general direction towards Fredette Street within a drainage channel. This area has not been formally delineated, as the jurisdictional area is well confined to the channel. Furthermore, the proposed work is located well outside the jurisdictional areas of the Gardner Conservation Commission.

It is the intent of the applicant to construct a new 15,035 s.f. warehousing and connector structure between the two primary buildings at #100 and #112 Fredette Street. This building will be primarily utilized as a warehousing structure as part of the expansion of the business on the property. The primary “box” of the addition will be 75-feet by 195-feet and be incorporated onto the #112 building, a small connector structure will be included between the addition and the #100 structure to provide a single contiguous building on the property.

Due to the difference in finished floor elevations of the two structures, an internal ramp system will be developed within the connector building to make up the grade between the two elevations. This section of the building will not require any overhead loading doors for truck traffic and will only require pedestrian doors for access requirements.

As part of this proposal, the two existing lots will be required to be combined into a single lot. This will be accomplished with an Approval Not Required (ANR) Plan prior to construction.

HANNIGAN ENGINEERING, INC.

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

Per the Zoning Ordinance, the required parking for the proposed addition and existing structure is approximately seventeen (17) spaces. As depicted on the plan the existing spaces throughout the two properties provides a total of 33 parking spaces. As such, the need for new parking areas on the property is not required.

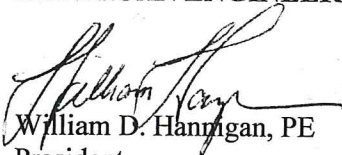
The site work associated with this project will be limited to removal of the existing pavement within the building footprint, general grading around the proposed structure and the repaving around the immediate area of the building. As part of this project no new paved areas will be required to service the addition. Furthermore, it is noted that there will be a small decrease in the amount of impervious area on the property due to the reconfiguration and removal of pavement in the project area. It is anticipated that the existing utilities in the building will not be altered and no new additional connections to the City infrastructure will be required for this addition.

The existing on-site drainage consists of primarily overland flow and several catchbasins which capture runoff and direct it towards Fredette Street to the West with a few drainage channels and settling areas that collect the runoff prior to discharge to the other side of Fredette Street. As noted, most of this site has been rendered impervious with paved parking and access areas and the proposed building addition will be placed within an area existing pavement, resulting in a decrease in impervious area on the property. In the area of the proposed building a new yard drain will be installed along the easterly side of the building to capture runoff from the abutting hillside as well as the existing roof drain system and transmit that under the proposed addition to one of the settling areas. To accommodate the modified flows a new line will be installed to the discharge point near Fredette Street.

The proposed project is not anticipated to have negative impacts on the environment or the surrounding neighborhood. The property is surrounded by existing industrial users with no residential homes within the immediate vicinity of the property.

Hannigan Engineering, Inc. is submitting the Site Development Plans for Definitive Review. We look forward to your continued cooperation regarding this project. Should you have any questions regarding this project, please contact Chris Anderson at this office.

Sincerely,
HANNIGAN ENGINEERING, INC


William D. Hannigan, PE
President

pc: Sean Pepper – DR Poulin Construction, Inc.
George Jones – Jones Family Fredette Street, LLC

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