

**PLANNING BOARD MINUTES**  
**PUBLIC HEARING FOR NEW ENGLAND WOODEN WARE**  
**MAY 14, 2019 at 7:00 p.m.**

*115 Pleasant Street, Room 201, Hubbard Conference Room, Gardner, Massachusetts 01440*

**Members present:** Allen L. Gross/*Chairman*, Robert J. Bettez, Sr. /*Vice-Chairman*, Robert Swartz, Laura Casker, and Mark Schafron/*Members*, and Trevor Beauregard/*Director-City Planner*.

**Members absent:** *None.*

**Also present:** Chris Coughlin-Engineering, Christine Fucile-DCDP, Sean Pepper-DR Poulin Construction Inc., and James Basile-Hannigan Engineering.

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.

***Mr. Gross, Chairman called the Public Hearing to order at 7:00 p.m.***

***Mr. Gross stated this meeting is being recorded for the minutes, however, if there is anyone who wishes to record, please inform.***

***Mr. Gross read aloud the Public Meeting Notice for New England Wooden Ware.***

Sean Pepper of DR Poulin Construction, Inc. and James Basile of Hannigan Engineering presented the project for New England Wooden Ware.

Mr. Pepper explained New England Wooden Ware proposes to add a 20,000 square foot extension to the existing loading facility at 75 Logan Street. The addition will be a pre-constructed, steel-framed building with insulated wall panels on the outside. The addition will provide three extra loading docks and additional warehouse spacing.

The area of the proposed addition, as it stands now, is completely impervious. The existing facility has interior roof drains, and the new facility will have as well. The intent is to pipe the roof drainage through the existing facility into a manhole and discharged into the existing drainage in the parking lot. There is a small area of additional paving that will be included in order to compensate for the radius around the building to provide fire protection access needed, and to comply with the fire department and codes.

The existing paved area will need to be addressed with some additional fills to adjust the grade, and to become compliant with the 48 inches needed for the dock height within the new, proposed addition.

The access and entrance out onto Logan Street will not change, and the layout will accommodate all required turning radius. The requirements for the additional parking area are in compliance. There are no new utilities proposed since the existing utilities are going to be used. There will be an addition of a fire alarm system since the existing system is not large enough for the proposed addition.

There will be a new loading dock concrete pad that will be situated out front for standing trailers. The project will be constructed in two phases in order to maintain the use of the existing loading facility. The intent is to start with approximately 8,000 square feet, get it up and running with the required essential necessities such as life safety, sprinkler, and electrical to support the 8,000 square feet. After, plan to transfer the loading and shipping to within the 8,000 square feet and construct the remainder of 12,000 square feet of dock area.

Everything is held within the existing lot line, however, there is a proposed access easement. There is an interior lot line, and although the lots are owned by the same entity, the lots are listed under different names for the two different lots. There is a cross agreement in place to allow travel between the adjacent parcels. Also, an ANR Plan (Approval not required) was recently completed.

L. Casker: Asked if the ANR plan affects snow removal.

Mr. Pepper replied it does not affect the snow removal. The snow storage area is away from the docks where it has been.

C. Coughlin: Inquired if they found the drains that tie within the building footprint.

Mr. Pepper said there is a manhole, therefore, the drains will run through the interior of the building and then go right into that manhole.

T. Beauregard: Questioned the parking area, the number of spaces, and open space on the plan, including the breakdown of the open space percentage.

Mr. Pepper responded there is existing parking and additional parking that runs along the face of the building. Mr. Basile noted there are a total of 25 spaces, as required, shown on the plan. Mr. Pepper said right now there is an existing rip-rap section and everything is impervious, so there is no additional landscaping proposed.

Mr. Basile spoke of the breakdown percentage of open space versus maximum lot coverage and said the maximum of the latter is 85%, and with the proposed warehouse, the percentage will be at 55.2%. The lot is 6.62 acres and the square feet is 162,000. T. Beauregard commented if the percentage is not correct for the building and the parking lot, they will have to seek relief from the ZBA for the building permit.

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***Mr. Gross, Chairman called thrice for persons wishing to testify in favor of, and in opposition of this proposal. There was no public in attendance at this meeting.***

**The Public Hearing adjourned at 7:11 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.

