

PLANNING BOARD
Regular Meeting Minutes
May 24, 2022

Members present: Mark M. Schafron/*Chairman*, Robert J. Swartz/*Vice Chairman*, Paul A. Cormier, and Robert J. Bettez, Sr.--*Members*, Trevor Beauregard/*Director-City Planner*.

Members absent: *Stephen Cormier.*

Also present: Rob Oliva-City Engineer, Christine Martines Fucile-DCDP, Justin LeClair-McCarty Engineering, Inc., Kyle Higgins-Jolly Green, Inc., and William Hannigan-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. Schafron called the meeting to order at 7:30 p.m.

1. APPROVAL OF MINUTES:

Motion to approve meeting minutes of April 12, 2022.

R/ Bettez/R. Swartz.

Vote: 4 – 0
(S. Cormier absent)

2. NEW BUSINESS:

2.1 Jolly Green, Inc. – VOTE

➔ Definitive Plan:

Mr. Schafron asked the Board if any more discussion is needed, or if any concerns.

Mr. Swartz thanked the proponent for all the project information and answers to all questions.

T. Beauregard spoke of the generator being placed on the site from previous Public Hearing meeting and thought a condition should be placed with regard to more specifics as far as location, the size, and what the buffer will be from the roadway to the location, as well as identified on the plan if it is going to be on the site, and if it will be landscaped around it to buffer it from the roadway, depending on how big it is. Can ask the proponent to come back to staff, the director and city engineer once they have a location. Mr. Swartz if they need to involve electrical inspector, and T. Beauregard replied no not in relation to Board approval, it is more

location aesthetics, having it shielded from the road. Therefore, this should be a condition for the Site Plan Review Decision.

Motion to accept the Definitive Site Plan as presented with a condition of submitting new site plan showing placement and installation of a generator and associated landscaped buffer as needed to be approved by Director.

R. Swartz/P. Cormier.

Vote: 4 – 0
(S. Cormier absent)

➔ ***Special Permit:***

Mr. Schafron asked if the Special Permit will have the same condition. T. Beauregard commented it does not have to.

Motion to accept the Special Permit for Jolly Green, Inc., as presented.

R. Swartz/P. Cormier.

Vote: 4 – 0
(S. Cormier absent)

2.2 Heywood Hospital Amendment to Site Plan Special Permit Decision

Mr. Hannigan of Hannigan Engineering spoke of the Rear Slope area on the back side of the parking lot parallel to Woodland Avenue. Mr. Hannigan added he sent T. Beauregard an email requesting some discussion relative landscaping proposed on the approved site plan and replacing it with a rip rap slope. Because of so much rock being generated on the property this could reduce the number of trips coming off the property. Further, taking all the rocks off the property and bringing in new material to make the slope is not an effective approach. It is much more construction effective to break the rock down, compact it, construct it in lifts, and from there raise the grade of the parking lot to bring the grade up to where the parking lot will be built, so at the end of the day, the landscape slope ends up being a Rip Rap slope. Mr. Hannigan added he sent T. Beauregard a Mass DOT spec. In addition, R. Oliva asked for a detail of how they would lay out the Rip Rap which Mr. Hannigan displayed. Further, Mr. Hannigan noted the Rip Rap would stabilize the slope permanently. Further, Mr. Hannigan noted he did a site walk with T. Beauregard and R. Oliva to take a look at what is being done, as well as the size of the rocks that get crushed/hammered down, with the objective to try and use as much of the stone on site as possible and not have to haul it off site. Also, with Rip Rap is it pretty much good forever, with no maintenance, and being in the watershed, it does not really have any additional run off characteristics that would be of concern. Mr. Hannigan noted there is an existing basin along the walking path/bike trail that is pretty much up to the invert with sediment, therefore agreed to clean out the basin, re-dress the rip rap that is in there, and clean up the area. Mr. Hannigan included a picture of a conventional pickup truck with a trailer dump that will be used to access the area and estimates it will take about a week/week and a half to do this work.

R. Oliva note the slope is a one and a half to one graded slope which in his experience would typically receive a rip rap treatment which is more stable and holds up to erosion, so he has no concerns, but noted it will fill in with some weeds and small stuff but over time, it is less maintenance than the vegetated slope and less risk of erosion. Also, the Mass DOT spec is what he would expect to see and has no issues with it.

Motion to allow a minor amendment to the site plan Special Permit to allow Rip Rap in lieu of loom, seed and plantings on the back slope of new parking area for the hospital project..

R. Swartz/R. Bettez.

Vote: 4 - 0

(S. Cormier absent)

3. OLD BUSINESS:

3.1 538 Clark Street Decommissioning Bond ~ Update:

T. Beauregard informed he reviewed the materials sent to him and is consistent with the changes that he recommended and really does not think there is anything the Board needs to do at this point in time, however, will ask for a “formal request” from them asking for the release of the cash surety. Once the formal request is received, the Board will then vote on that so a check can be sent out to them.

4. ANNOUNCEMENTS~~NEWS~~ARTICLES~~EVENTS:

Next Meeting Scheduled for Tuesday, June 14, 2022 at 7 p.m.

Adjournment

Motion to adjourn.

R. Bettez/R. Swartz.

Vote: 4 - 0

(S. Cormier absent)

The meeting adjourned at 7:50 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.