

PLANNING BOARD PUBLIC HEARING MEETING MINUTES  
HEYWOOD HOSPITAL INFRASTRUCTURE PROJECT  
MAY 11, 2021 at 6:00 p.m. VIA ZOOM

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

Members absent: Robert Swartz/*Vice-Chairman*.

Also present: Chris Coughlin-Engineering, Christine Fucile-DCDP, Matt Wzorek-Tighe & Bond, Gary Roberts-Tighe & Bond, Win Brown-President & CEO/Heywood Hospital, Stanley Hunter –Colliers/Project Manager for Heywood Hospital, Troy Phillips-Hall-Trask/Propane Tank Vendor, Greg LaGoy-Fire Chief, Dean Gakos-Siemens Industry, Inc., Darcie Confar-Siemens Industry, Inc., Dan Delany-Fuss & O’Neil, and Members of the Public (*listing on file*).

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, Chairman called the Public Hearing to order at 6:00 p.m.*

*Mr. Schafron read aloud the Public Hearing Meeting Notice for Heywood Hospital Infrastructure Project.*

Mr. Wzorek started out with explaining the Special Permit/Stormwater Management Permit application was submitted to the Planning Board on April 21, 2021 for Heywood Healthcare Infrastructure Improvements. The purpose of the project is to update and replace aging infrastructure for the hospital with more energy efficient equipment and sequences of operation.

A few reasons for the application is because the parcel where the equipment is proposed to be located is entirely within the surface water protection overlay district, and Crystal Lake is a “Class A” water source drinking supply. Also, the project is located within the “Zone A” which is land within 400 feet of the bank of Crystal Lake, as well as “Zone B” which is right outside Zone A. Mr. Wzorek displayed a map showing the hospital site, Zone A (blue), Zone B (green).

Per use regulations for the overlay district, above-ground storage of liquid hazardous materials, or liquid propane, or petroleum products, is prohibited with some exceptions, and is designated between refrigerated gas, and also atmospheric temperature gas. There are some electrical transformers with mineral oil in Zone A, and also for the stormwater management ordinance, will be disturbing greater than 10,000 square feet.

Mr. Wzorek outlined what was submitted which included GIS figures, permit drawings, equipment cut sheets, stormwater management report, as well as the narrative which addresses the special permit criteria. The proposed schedule for this project, is anticipated to be six (6) months duration, and hopefully to start this summer.

Mr. Wzorek displayed existing and proposed permit drawings that were submitted with the application back in April, and pointed out the overview of the project site, and pointed out the area to the west where the proposed construction will take place in the back area. Mr. Wzorek displayed the draft concept plan showing existing conditions, a driveway that wraps around the hospital, oil tank, a rear parking lot, a vegetated slope in the back, and some miscellaneous equipment. Looking into transforming the parking area basically for an equipment area for some air cool chillers, a CHP (combined heat & power) unit, and electrical equipment. Mr. Wzorek also pointed out area for installation of 30,000 gallon propane tank, and existing fuel storage tanks that will be removed.

The existing parcel is about 8 ½ acres, zoning district is R2, and surface water overlay district 6. The proposed conditions were pointed out, and explained the intent is to install three (3) emergency electrical generators, with some electrical equipment. The rear parking lot area which was previous paved will now be converted to vegetation, with some stone around each pad for maintenance purposes, as well as a gravel access road. The equipment itself is a combined heating power plant, absorption chillers, electrical enclosures, some air cool chillers, electrical transformers, and a switch gear next to generator, as well as the location of the 30,000 gallon propane tank which will be installed within a retaining wall, propane vaporizers, and battery storage, electrical infrastructure, and the old fuel tanks will be removed. Further, there is a chemical storage tank that will be pushed back against the building where previously was a cooling tower. Other site improvements include improving/modifying the existing stormwater basin to include a forebay, a new outlet control structure, as well as a new stormceptor catch basin unit for pre-treatment from the flow before going into the forebay.

Mr. Wzorek directed to Mr. Roberts of Tighe & Bond with regard to compliance with surface water protection district criteria. Mr. Roberts spoke of the proposed installation of a 30 gallon propane tank, and two vaporizers as part of the project, and explained it is a rather large tank, however, it is sized to provide the hospital with 96 hours of independent run time, so if gas service to the building is lost, it will be able to operate off of the propane tank. Further, if approved, will proceed to permit the tank with the local fire department. In addition, had preliminary discussions with Fire Chief LaGoy, City Clerk Titi Siriphan, and the Fire Marshall. Further, this tank will have to proceed through this process which will involve a local permit, then go to the City Council to approve a land use license for the storage of LP gas on the property, and then to the Fire Marshall's office due to the size and scope of the tank. In particular, would like to address the requirement in the surface water protection overlay district for secondary containment of LP gas tanks, and spoke to the Fire Marshall, as well as Fire Chief LaGoy, and both confirmed the code requirements, and said NPFA (*National Fire Protection Association*) do not require a secondary for LP Gas, non-refrigerated LP Gas to be specific. In addition, looked at NFPA 58 requirements outlined, and they specifically state because of the flash point of Non LP Gas, the liquid is stored in a liquid phase at such a low temperature, that if there was a release from the tank, the liquid would take so long to heat up, to then vaporize, it could possibly form a pool on the ground. However, in this case, the propane tank will be stored at atmospheric temperatures, if there is a release from the tank, it will vaporize before it has a chance to form a pool on the ground. Further, in terms of releases, part of the Fire Marshall's program is regular inspections to prevent any leaks. Other hazardous materials will include lubricating oil in the CHP plant, as well as Ethylene Glycol mixture. In addition, there are three (3) electrical transformers, and will include monthly inspections.

Mr. Wzorek added 19 parking spaces will be lost for the equipment, however, currently there are 623 parking spaces, as well as a contingency plan with the College.

Mr. Schafron asked what the best practices are for safety around the transformers as far as any potential contamination. Mr. Roberts replied typically with an electrical transformer, monthly inspections are the easiest best practice to implement. The transformers will be protected using bollards, so the likelihood of a catastrophic release due to vehicle impact, or some other type of impact, will help minimize the use of physical barriers such as used with electrical substations. Mr. Schafron inquired who does the inspections. Mr. Roberts answered typically performed by in-house environmental staff monthly, along with an inspection form detailing what to look for on a monthly basis.

S. Cormier mentioned the access road to the rear of the hospital that is used for deliveries, as well as going around to the back of the hospital, and wondered how the equipment will be protected. Mr. Wzorek stated the additional equipment, and existing tank currently have guardrails, and proposing to install additional bollards as well as fencing around the propane tank.

R. Bettez said he did not have a question, but a comment regarding snow removal, and believes he has observed snow being pushed over the bank, and would like this to be looked into. Mr. Wzorek noted he can bring this up to the hospital. Mr. Brown, CEO/President of the hospital replied the hospital works closely with their snow removal company, and do not allow this, but instead, the snow is pulled off with a front-end loader. Mr. Brown stated he will check into this again.

T. Beauregard commented he knows the transformers have been addressed, however, is it assumed to be the same case for the CHC (*Combined Heat & Power*) Plant as far as the oil is concerned with containment. Mr. Gakos replied the CHC Plant has both lubricating oil, and coolant which are both stored inside storage tanks within the CHP package which has a secondary containment already built into the CHC package.

Brought up the change-out process, and questioned if a maintenance plan required. Mr. Gakos yes, they are developing a comprehensive maintenance strategy. With regard to the lubricating oil, the change-out process is a few times a year; likely four times a year, with a certified service technician who will drain, then safely store and remove the used oil, then refill the engine and storage tank with new, fresh oil per standards and codes that it is performed safely.

Spoke of the parking, and noted the hospital is also getting ready to submit to the Planning Board another Special Permit application for expansion, therefore, the parking will need to be addressed.

Mr. Brown, CEO/President answered there is a “gentleman’s verbal agreement” with Dr. Vander Hooven at the College that the hospital can use space at the college as needed, but have not defined how much is needed, as well as how much of a shuttle that has to be run. In addition, noted a lot of staff now works remotely, therefore, not concerned about losing the 19 parking spaces, and believes there is enough space for the turnover for their patients.

C. Coughlin questioned if there will be any changes to the municipality’s utilities/water and sewer.

Mr. Wzorek responded currently there is a 12-inch water line, and a sewer line that runs to a manhole (*pointed out on display*), with some weird bends. The intent is to do some extensive test pitting for the sewer and water lines, as well as various utilities throughout where there may be some conflicts to make adjustments prior to construction.

Mr. Schafron stated he will now transition to the Public portion of the hearing, and noted if members of the public have a question or comment to make it in the chat, or raise their hand.

Mr. Schafron asked if anyone from the Public wishes to be heard, or has a question, and repeated three times. No one from the Public spoke.

Mr. Schafron asked if the Board had any questions or comments. T. Beauregard stated after reviewing the Special Permit package, as well as discussions with the City Engineer, recommend the Planning Board obtain a 3<sup>rd</sup> Party Review for this project, just to look over the stormwater analysis, as well as the environmental aspects of the project, particularly since it is situated in Zone A, especially with regard to the containment systems. C. Coughlin, City Engineer agreed, and stated anytime work is being performed close to a primary drinking source, it does not hurt to involve a third party, or second set of eyes to review this.

T. Beauregard noted he reached out to the City's on-call engineering firm, Fuss & O'Neil prior to this meeting, and provided a scope with estimated cost of \$7,100 maximum for the review.

Mr. Schafron agreed considering the sensitivity of the area. S. Cormier and P. Cormier concurred as well.

Mr. Schafron stated rather than close the Public Hearing, he will adjourn the meeting pending the results of the 3<sup>rd</sup> party review. Once the review is received, the public hearing will then reconvene at the next Planning Board meeting.

T. Beauregard added he will have further discussions with the applicant and the representatives, as well as the 3<sup>rd</sup> party engineer, to prepare for the next Planning Board meeting in June.

Mr. Schafron adjourned the Public Hearing until that time.

**The Public Hearing adjourned at 6:39 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.
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