

PLANNING BOARD PUBLIC HEARING MEETING
MINUTES

HEYWOOD HOSPITAL ADDITION FOR SPECIAL
PERMIT

JUNE 08, 2021 at 6:00 p.m. VIA ZOOM

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

Members absent: *None.*

Also present: Chris Coughlin-Engineering, Christine Fucile-DCDP, William Hannigan-Hannigan Engineering, Stanley Hunter-Colliers, Dawn Casavant-Heywood Hospital, Frank Yavorsky-Heywood Hospital, and Members of the Public (*listing on file*).

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

Mr. Schafron read aloud the Public Hearing/Public Informational Meeting Notice.

T. Beauregard made everyone aware this meeting is for a Special Permit which covers the compliance of the Surface Water Protection Overlay District, not for approval of the project itself. In addition, the Applicant has submitted a Site Plan application, therefore, the Planning Board will hold a meeting at a future date to consider Site Plan approval of the project, which was not included in the most recent newspaper Ad. For the residents interested in this project, there is a special permit in front of the Zoning Board of Appeals next Tuesday for approval of the actual expansion project itself related to zoning.

Mr. Hannigan of Hannigan Engineering stated he is focusing on discussion of the design criteria utilized, as well as how they are providing compliance with the City of Gardner's Surface Overlay Protection District. In attendance from the hospital, Win Brown, Rozanna Penney, and Dawn Casavant, as well as, representatives for the developer, Waterstone Properties. Mr. Hannigan noted Waterstone Properties will build the building, and the hospital will lease back from them. The building is for expansion of the hospital's surgical center from four rooms to six rooms.

Mr. Hannigan displayed the existing conditions plan, and pointed out the topography of the area, and how everything slopes with the existing piping, zoning, distance, parking, etc., as well as, the plan showing the proposed layout of the new building addition and parking area, along with the proposed utilities for the project, including new drainage, utility connections to water, sewer, and gas, as well as, the limits of the water shed protection district. Mr. Hannigan explained there are several areas within this District, such as Zone A which is 400-feet from the actual bank of Crystal Lake, Zone B which is within a ½ mile of the bank of the lake, and Zone C, which is everything connected by watershed to the water drinking source, Crystal Lake.

Mr. Hannigan stated they are in Zone A on the lower part of the site, as well as, Zone B because

within a half mile of Crystal Lake. With respect to the permitting, most uses within the Zone A are prohibited, however, other uses are permitted by a Special Permit from the Planning Board within Zone B, provided certain standards are met. One of the standards is relative to the amount of impervious area being created, which if 15% or more, would not have to do anything, except drainage. If exceeds 20%, will have to provide artificial recharge with a system that can give the ability to capture and treat the stormwater, then discharge it to the ground allowing the water to percolate in the ground over time, which is where they are at right now. The area within the 400-foot zone is existing, and has been there for decades, and predates the regulations on both State and City level which is a different matter and not anything they are doing currently. It was noted, the proposed layout is to allow truck traffic to be re-routed around the back in order to allow a separate access for patients and employees.

Under present conditions, a portion of the drainage is picked up (*pointed to parking lot*), and then drained out to Woodland Avenue to an existing drainage system that eventually connects over to Green Street. Another portion flows off into a back corner (*pointed out*) and gets collected into a treatment device (*pointed out*), and discharges here (*pointed out*). Another portion ends up here (*pointed out*), and then discharging after some treatment into this area here (*pointed out*) which are all systems that predate the regulations as well, therefore, do not provide the same degree of treatment that would be required under current regulations. Under the proposed conditions, will be separating it. The remaining portion of the parking lot, in a good portion of the driveway that is looping around the back, is going to be captured and directed into an underground storage chamber system. This chamber system has molded plastic arch chambers surrounded by crushed stone underground, and the water is allowed to gather in that area, infiltrate into the ground during smaller storm events, and then have some discharge to an outlet pipe during larger storm events. There is a requirement you can't have discharge in Zone A, so this provides compliance with that particular requirement. The remaining portion of the driveway in the lower parking area (*pointed out*), will be captured by two catch basins (*pointed out*), and two other catch basins (*pointed out*), and directed back over to the treatment center (*pointed out*), which is functioning currently and would provide the same level of treatment to the discharge point. The aspects relative to site plan development are two fold, the first part of it is peak rate mitigation with certain design points that need to be dealt with, and are not allowed to increase the rate of runoff to those design points off-site, which have been addressed, and will be discussed further during review of the site plan at the next meeting. The other aspects of that same review, which fall into this surface water overlay district are relative to the treatment of the storm water they are dealing with on the site.

Mr. Hannigan stated they have taken a look at the ability to capture as much of the impervious area as possible, and have pretty much captured all of it on the site, with the exception is the area (*pointed out*), as he said earlier, which then is redirected to a new connection to a manhole on Woodland Avenue. Presently, this is a system of "catch basin to manhole" which goes from catch basin, to another catch basin, and then to a third catch basin, which really is very antiquated, and not up to date. Therefore, they are changing that, and upgrading the drainage system so the water that goes into Woodland Avenue drainage system will be treated with a deep sump catch basin and a hood. It is then also treated with a storm water quality unit which captures and pulls back the oils and sediments. It does TSS (*total suspended solids*) removal to allow a cleaner water to be discharged to this location than currently exists. The remaining portion of the drainage within the new parking lot would be picked up in a similar manner by a deep sump catch basin with hoods directed eventually to storm water quality units to provide TSS along with removal of oils from the parking lot prior to being directed into this underground chamber system which would then allow infiltration into the ground, which once again has an overflow

component during certain storm events. The basic requirement of providing the ability to get the groundwater recharge back into the ground is the primary mitigation for compliance with respect to the surface water overlay protection district. The details of this system is essentially the water would come in from two locations, directed along a manifold which would feed these individual rows of chambers, and the water would build up within the chambers to a certain height at some point, and then at that point it would get directed to the outfall which is on the lower end, and would then discharge to the overflow area on the back side of the property. They are H20 loading rating, so being in an area of parking and truck maneuvering is acceptable, and it is certified by the designer and manufacturer for those weight loads. One of the things that needs to be completed with respect to these type of systems, is to provide sufficient offset depth for the bottom of the system in the current groundwater table. This area (*pointed out on plan*) is two or three feet above grade, so we are actually above the ground with the majority of the system. In addition, will be putting crushed stone and gravel beneath that so there will be a filter material essentially that allows further cleaning of the storm water after it goes through the TSS removal and the deep sumps from the drainage system itself, so all in all, that is the primary component that provides compliance with the regulations in the application process for the project.

Mr. Schafron asked Mr. Hannigan to explain Zone A and Zone B. Mr. Hannigan replied Zone A is within a 400-foot lateral distance from the bank of the surface water supply, or 200-foot lateral distance from the bank of a tributary to the surface water system. Zone B, which is defined by the City Ordinance is half mile from this as well, basically 2500 feet from Zone A.

R. Swartz mentioned French drains and wondered if this project will be using these. Mr. Hannigan stated these are not French drains. R. Swartz commented how Mr. Hannigan did a good job identifying the movement and capturing, as well as, disposal of all the water and surface water.

Questions from the Public

Moriah Day – 11 Beech Street:

Directed her question to Mr. Hannigan, and said she was curious about the water discharge from the new parking lot construction which is actually going to be routed over to a discharge containment area that pre-dates the new construction, and is actually within that Zone A. Also, prior to that comment, it was mentioned the structures that fall within Zone A are out of date to some extent, and do not actually provide the same level of filtration, and are not necessarily up to the codes that new construction would be today. Ms. Day asked if there are plans to modify that existing drainage structure that will be accepting more water from the new construction to bring it up to compliance with today's standards. Mr. Hannigan pointed out the structure and stated it actually is compliant, and this is the one they are tying into. Also noted, they are bettering it because of the fact the drainage that goes there right now does not run through a deep sump catch basin system. Mr. Hannigan noted they have had a conversation with DPW and Engineering, and if it does not meet the current requirements, it will need to be replaced.

Svetlana Chistyakova - 197 Woodland Avenue:

Noted the Special Permit submittal package where it mentions the chambers will be surrounded with crushed stone to provide peak rate mitigation to allow stormwater to be infiltrated into the underlying soils, as well as, discharge water into the ground, and wanted to make notice they are living people there, and actually use this soil on their real properties to grow food for their children. In addition, wanted to know what Mr. Hannigan's thoughts are concerning the health of

the soil with regard to the storm water, as well as the other releases of water going into the soil they use for growing food. Mr. Hannigan replied everything from the parking lot aside of (*pointed out area*), is being picked up and directed to the existing drainage system which is where it goes currently which is all surface water that is going to be transmitted through pipes and eventually discharged to a wetland area on Matthews Street. Pointed out area that is being picked up and discharged to (*pointed out*) underground storage system which the bottom of the storage system is at elevation 1175, and she is at about probably 1186, or 1190, and they are not discharging any of their water to her area. The ground water in that area, is around 1190 (*pointed out*), so they are well below her elevation, and they are discharging the surface water to the ground well away from her property. Therefore, he does not see a concern with regard to people planting gardens, because, one they are so far away, and two when it is discharged into the ground, there is groundwater, and there is soil above the groundwater, so when you discharge the soil above the groundwater, what happens is the water will infiltrate into that upper soil layer and become part of the moisture content of the soil before it gets wet enough to get to the groundwater system. Therefore, it takes a lot to go through that because there is additional infiltration that happens which is why it is put two or three feet above the ground water surface when done with their designs. Further, with the elevation difference between where she is located, and where they are discharging is a factor in saying it would not have an effect on her property, as well as the people in the neighborhood.

Ms. Chistyakova noted their properties are located on a split level and the backs of their yards where their gardens are, is much lower, and questioned if they are going to be able to keep all the stormwater and pollutants from their grounds. Mr. Hannigan stated they are gathering all the groundwater on site, and discharging it. Furthermore, the surface water is flowing away from their properties to the east, and they are flowing everything to the west. Therefore, the stormwater system they are developing is picking everything up in the parking lot, gets discharged with better cleaning, and the other area gets discharged well below the elevation of her property, and well below the elevation of her backyard. P. Cormier commented her backyard is on Green Street, with a big elevation drop. Ms. Chistyakova stated she believes the west side will be going into the lake, and further stated there is single family residential on one side and the lake on the other side. Mr. Schafron explained the water is going to be drained into the existing drainage structure on Woodland Avenue, and the remainder from the back end of the proposed site will go into an underground storage system, and does not understand her concerns. Ms. Chistyakova said she is referencing what Mr. Hannigan stated with regard to the discharge water into ground and underlying soils as referenced on both paper, and Mr. Hannigan's presentation, mentioning release of water into the ground, so it is going to be either the lake, or the residential area across from the hospital. In addition, the drop is going to be much more significant than the front yard of their houses going into Green Street as mentioned by P. Cormier. Mr. Hannigan commented the requirement of the regulations is that the discharge goes into the ground, and also provide compliance to the City Ordinance. In addition, they are required to take and provide infiltration into the ground by their drainage system in order to meet the requirements because they are above 20 percent impervious on the project. Ms. Chistyakova expressed concerns that are not included in this requirement, and asked they please not interfere with their lives, because the parking lot is not going to have any good effects on their health for them and their children. Mr. Schafron thanked Ms. Chistyakova and stated her concerns are noted.

Martin Gray – 205 Woodland Avenue:

Asked about the percolation on the other side towards the lake since it was mentioned there is going to be discharge over there, and asked if there is sufficient percolation, and believes it is all bedrock around this area. Mr. Hannigan replied when they do the drainage analysis, part of the regulations regarding this, is the soil conditions are looked at, in general, in an area, and they apply an infiltration rate to different types of soils, which are a, b, c and d soils. When the soil

characteristic that is mapped, this is what they are required to utilize. Therefore, in this particular case, he believes they are in a “c soil”, so the infiltration rate is based upon a value of inches per hour which is pulled from the regulations and is applied directly to how they need to go with this. Further, in the next week or so, they will be doing a test pit in that area, along with City Engineer, to verify soil conditions.

Mr. Gray made mention he believes the City of Gardner has been very neglectful with the safe supply of the water including the golf course, the hospital, and the College. There are a lot of chemicals on the grass, and he believes these chemicals are releasing into the soil. Mr. Schafron stated his concerns are noted and on the record, and thanked Mr. Gray.

Mr. Schafron asked if anyone else from the public wished to speak.

Mr. Schafron called out three times, and no one else from the public asked to speak.

T. Beauregard recommended the Planning Board get a third party review on this, as well as the Planning Board continue to their next meeting in July to give the on-call engineer ample time to review the drainage reports and analysis on the site, which in turn, will draft up a report for the Planning Board.

Mr. Hannigan stated on behalf of the Applicant, he requests a continuation as well.

Ms. Chistyakova asked if the meeting is over. T. Beauregard replied no, this will be continued until July 13, 2021. Mr. Schafron added they will have a third party review of these plans which means independent engineers look at the plans to verify they are accurate, and are in accordance with guidelines and standards.

Ms. Chistyakova stated there was no mention of the petition the neighborhoods submitted and asked if it does not matter at all to the town, and to Mr. William Hannigan with regard to what the people living here think of this parking lot. Mr. Schafron stated the petition was received by Mr. Beauregard’s office and believes the City Council received a copy as well. In addition, the petition is in the record.

T. Beauregard confirmed it was received, and commented she has expressed her feelings tonight consistent with the petition and received answers back, therefore, no further discussion is needed.

Motion to continue the Public Hearing/Informational meeting until the Regular Planning Board meeting of July 13, 2021, as well as engage a third party review, followed by presentation of third party results at the Planning Board at the July 13, 2021 meeting.

S. Cormier/P. Cormier.

Vote – All in Favor.

Mr. Schafron adjourned the Public Hearing until that time.

The Public Hearing adjourned at 6:53 pm.

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.