

Zoning Board of Appeals Meeting – 7/26/06
DRAFT

Dave opened up meeting at 7:35 p.m.

Went over invoices.

Memo from Dick Heaton (everyone has copy – just an FYI)

Invoice from Karen Kalagher – paid from 53G account - \$136.50. Cheryl made motion to pay, Donna Brooks seconded. Unanimous Vote

Dick Heaton's time and expenses to board. Balance: 4705.95

Minutes from 6/21 and 5/30 – made edits.

Move to accept 5/31 minutes by Cheryl. Donna Brooks seconded. Unanimous

Move to accept 6/21 minutes by Donna Brooks. Cheryl seconded. Unanimous

Comments and updates from Applicant.

Attorney CampoBasso states that Proforma was not complete. Getting prepared to file with Concom. Dave had concerns with traffic flow on New St. CampoBasso stated Transportation Systems looking into it.

Planning board and Fire Department concerned with traffic.

Transportation study not complete.

Partial response to Rizzo Assoc. Letter from Whitman & Bingham distributed to board.

CampoBasso had letter from Tighe & Bond which states sewer capacity is fine.

Captain Nolan states letter does not cover flow rates. 600 gals/minute is required flow.

Red Iron Consulting Letter – CampoBasso read to board – will distribute at later date.

Captain Nolan had questions – Gave questions to CampoBasso – written response and delivery to board. System will be designed with loop system.

Captain Nolan and Mark Dymek working with each other.

Dick Heaton brought up point of order. Before presentation, need to go over Rizzo's letter.

All items will be addressed

Narrow down at each meeting and new items added. Changing list.

103-111–comments about sewer demand. 111 issues normal for project of this size

Dick Heaton stated that board should look for statement saying everything is ok.

Dave Pellegrini – Synopsis:

Verify sewer info

Suggest water system be looped

Restrict inflow into sewer

Deficiencies in plan

Utility elevation (separate detail needed)

Hydrants not shown

Dave Perry recognized Leo Collette from Water & Sewer Commission. Brought up issues. Stated that Gardner needs to approve extensions. How do you handle added capacity? He also stated that 200,000 gals per day is where we're at now.

Mark stated that there is no additional capacity is needed with this project.

Dave Perry stated that there has to be discussion with Gardner. Donna stated that at the Selectmen's

meeting, Kevin Paicos has stated that he met with Mayor of Gardner. Does not know outcome of meeting as of yet.

Dick Heaton stated that the ZBA has authority to hit 1st Domino, they can deny project in which application has right to appeal. They can approve project with conditions. Town has to decide.

Debbie agreed with Dick. Has met with Kevin. Bottom line is they approve or not approve.

Dave Perry stated they try to make decisions that don't create problems.

- A. Is there capacity in town?
- B. Pump station – Issues?
- C. Legal issued with Gardner?

Terry asked what happens if Gardner asks for extra money? Can they do this?

Debbie stated they can say anything they want. Capacity is biggest questions.

Dick Heaton wants to see Proforma regarding fees.

Leo Collette – wants all developers to get together to talk. Four known developers.

Presentation by Mr. Dymek

187 new residential customers can be added into sewer

Donna wanted letter form of presentation.

Police Chief Barrett has primary issues:

New Street – widen it if additional work
Lighting/signage

Spoke with Mark Dymek.

Cheryl asked about police issue with 11% grade.

Joe Kalagher from Planning Board asked about the dangerous intersection - Williams and Center Street and stated that the police chief wasn't at last meeting. A study is being done and the state is looking at a "safer" intersection. Also what is police coverage going to be like with 104 extra units? Population growth puts strain on town. Calls will increase – don't know to which degree.

Captain Nolan stated open areas of interest:

Radio call boxes – talk to Mr. Dymek
Water main loop
Minimum spacing for hydrants (rule of Fire Chief) - 500 ft
Parking issues on New & Cross Street – worse in winter

John MacMillan from Planning board has issues with 11% grade. Trying to address and hope to have answer soon. By 23rd August meeting, should have answer.
Planning board reports – need week before meetings.

Talked about Rail trail to school – would trail be accessible? Trail would be 10 feet wide. Humvee is 8 feet wide. Maintenance of Retention Ponds – Condo association would handle.

Dave asked if there were any questions or comments – no questions from abutters.

Terry has questions about open space on map. Open space will remain.

Dick Heaton had questions about next meeting – Reviewed agenda and made some changes.

Donna Brooks made motion to continue hearing. Terry seconded. Unanimous