



CITY OF GLOUCESTER
PLANNING BOARD
MEETING MINUTES
Thursday May 5, 2011 at 7PM
Kyrouz Auditorium, 9 Dale Avenue
Richard Noonan, Chair

Members Present:

Rick Noonan, Chair
Mary Black, Co Chair
Marvin Kushner
Karen Gallagher
Henry McCarl- **Absent**

Staff:

Gregg Cademartori, Planning Director
Pauline Doody, Recording Clerk

I. BUSINESS

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff

II. APPROVAL OF MINUTES

- A. Meeting of April 21, 2011

Motion: Approval of the April 21, 2011 minutes

1st: Mary Black

2nd: Marvin Kushner

Vote: approved 4-0

III. PUBLIC COMMENT - None

IV. CONSENT AGENDA

A. Site Plan Reviews

- BOMCO Inc. to construct a 14,500 sf building for industrial use at 125 Gloucester Avenue (Assessors Map 42 Lot 1).
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Mr. Cademartori stated this has been submitted under 5.8 with a threshold that surpassed greater than 2000 square feet of new commercial industrial space. They are proposing a 14, 500 building. There was preliminary application pieces already submitted over the course of the last month. The prime issue that needed to be resolved was Storm Water Management. This is a remote site that has a campus setting.

Alan Rosco, Hancock Associates, Danvers

Mr. Rosco stated his client needs to expand facility to meet market needs. It is an underdeveloped piece of property on the northern end of Gloucester Avenue. The challenge lies within drainage and septic because there are no sewer facilities located nearby. We have spent a great deal of time and money to design a septic system to accommodate the flows. We do need to extend the water line from the existing infrastructure to provide fire protection to the new building and for domestic supply. The biggest challenge is drainage. We are proposing subsurface storage with combined storage and outlet control to meet the design storm criteria and worked with engineering to do this appropriately. There are two subsurface beneath parking lot and grassed area and they will manage the storm water flow. It will be discharged through a bubbler, to the ground surface over a wide area. It will sheet flow over property and off. Truck trips will go down and there may a slight increase of traffic because they are expanding the campus.

Richard Griffen, Architect,

Mr. Griffen stated this is a high bay industrial building. It is going to be an insulated panel metal building, with a quarter of it devoted to office and laboratory space

Mike McCarthy, President of Bomco

Mr. McCarthy explained the functions of each space of the building and gave a brief history of the company. He stated that right now many of the company processes are done off site and the plan is to bring all work back in house. We will employ 100 people.

Mr. Cademartori asked what the water demands use will be and the conditions of the water in the area.

Eric Josephson, Josett Corp

Mr. Josephson stated there may have supply issues. We have conducted testing on sprinkler systems to get a flow test of existing conditions. The past hydrant test in 1996 showed the flows were very good at the time. We had 2100 gallons per minutes at 82 psi. We did the drainage test on the two existing sprinkler system and did have good static pressure on the two systems.

Mr. Cademartori asked what the volume demands will be. Is it a water intense process

Mr. Josephson stated they will be the same.

Mr. McCarthy stated everything is closed loop water recycled.

Mr. Josephson stated we have estimated use of 500 gallons per day and we have over estimated that use to be safe.

Mr. Cademartori asked what would be seen as you come up t 128.

Mr. Griffen stated that mostly trees will be seen. There is 30 feet from property line to route 128 and half of that is woodland. The building will be masked.

Mr. Noonan asked about the parking layout.

Mr. Rosco stated there are 70 spaces and have enough to comply with zoning. The net sum change is plus 2 plus 4. We will be adding 7 more spaces. We meet zoning and will meet the needs of the site.

Mr. Cademartori asked given overage of space- how does the lot function?

Mr. McCarthy stated there is no trouble with the employee parking, however customers are visiting continuously and the new plan takes into account customer specific and handicap accessible spaces. A big part of the office space and other spaces are for customers visiting and working on projects. This plan does allow for the additional customer parking. We do have room for expansion for parking if we want or need to expand.

Ms. Gallagher asked about the exterior lighting for the whole campus and the impacts to the neighbors.

Mr. Griffen stated the lighting placement is on the building. Also used is directed light and over spill will only affect the train line.

Motion: Approval of the site plan for BOMCO Inc. to construct a 14,500 sf building for industrial use at 125 Gloucester Avenue (Assessors Map 42 Lot 1).

1st: Mary Black

2nd: Marvin Kushner

Vote: Approved 4-0

V. OTHER BUSINESS

A. Planner's Report

B. Chairperson's Report

Mr. Noonan report to the board regarding the Mayors Delegation. He stated there was a very broad agenda. It was about as a community what has and is being done from an economic stimulus standpoint and also to understand fishing impacts to the community.

Mr. Cademartori stated the program is through the Department of Commerce. It is a team of federal agencies

that got together, to figure out how do we put things back together and how program can coordinate together and learn from each other. There will be an assessment report done.

VI. ADJOURNMENT

Motion: To adjourn

1st: Karen Gallagher

2nd: Marvin Kushner

Vote: Approved 4-0

VII. NEXT MEETING

Next regular meeting of the Planning Board is Thursday May 19, 2011

Planning Board Members: If you are unable to attend the next meeting please contact the Planning Office at (978)281-9781.