

**Minutes of Public Hearing
March 9, 2005
Town House 7:00**

Members in Attendance: John D. Flynn, Chair, Melissa Reeves, Joseph “Charlie” Dolben, Joseph Kruzel, Anthony Bongorni, Associate Member

Members Absent: Robert Majkut

Mary Lyon, Case 2005-A– John Flynn introduced the Board members and the Clerk. He read the Order of Business and the advertised notice from the Reminder dated February twenty second and March first. Flynn asked the for the applicants presentation. Jeffrey Roberts, Robinson Donovan, PC, 1500 Main Street, Suite 1600, Springfield, MA, 01115 introduced the team of people on this project, Rebecca Shirir, Tighe and Bond, 324 Grove Street, Worcester, MA and Steve Levin representative for the owner G&L Hampden, LLC. Roberts explained Mary Lyon Nursing Home is in the process of changes for wastewater and an addition. Presently there are one hundred beds in the facility. They would like to add twelve more beds and renovate the building making it more contemporary for today’s uses.

When you are facing the building, Roberts told the Board, the area to the right will be squared off and the bank building will be demolished. There will be added parking spaces and that is where the septic will be under the parking area. The rest of the project will be interior renovations. Following the Public Hearing, Roberts explained, the team will go before the Zoning Board of Appeals because the front of the building will be closer to the street then the required fifty foot setback.

Roberts told the Board Rebecca Shirir will explain the wastewater portion of the project. He explained the Nursing Home will have a total of one hundred and twelve beds. The Bylaws require one parking space for every two beds. They will have fifty nine parking spaces. This number should be more than adequate.

Roberts felt one of the issues that may be facing the project will be the Water Overlay District in which the Nursing Home is in.

Roberts turned the presentation over to Steve Levin, representing the owner, G & L Hampden, LLC. Levin said the building was built in two phases, the first in the early sixties and the second in the early eighties. The goal is to add twelve beds. The front section of the building will have eighteen beds instead of twelve. It will have a space for physical therapy and occupational therapy. Some of the rooms will be semi-private. The wastewater treatment is going through the Department

of Environmental Protection (DEP). It will have a small control building. It will be upgraded to meet today's standards. Levin then turned it over to Shirir.

Shirir explained Tighe and Bond started on the project because of the consent order from the DEP then it eventually went to the site design. Shirir explained the septic system upgrade and how they will work.

Shirir stated The Water Overlay Bylaws do not directly speak about Nursing Homes. There will be an increase of discharge to the system. The current system has been in the ground for thirty years or so without improvement. The new system would take a lot more pollutants out of the water so the quality of water will be much better than what current system does now.

Flynn introduced Gary Weiner, Ecotec Environmental, and the Town Consultant for this project. Flynn told everyone this process should take a couple of hearings to make things compliant with the regulation of the Town. He also said a traffic study would be required, not a formal study but one done at peak hours on a weekend and a weekday.

Flynn asked if any Town agencies present would like to ask questions. Peter Hatch, Hampden Fire Chief, asked what the load capacity for the tanks was if a fire truck was on top of it in the driveway. Shirir replied it was an H-20 load tank. The largest possible tank and it would support the weight of a fire truck. Hatch also asked if the fire system would be updated. Levin answered it would be. Hatch explained the tank that holds water for the sprinkler system is only six thousand gallons, the tank for Green Meadows is twenty thousand, and the tank for the Nursing Home is not nearly big enough. Hatch recommended a motorized power unit. Levin asked if he was talking about a booster pump. Hatch replied yes something more modern. Hatch would like to see more details on the plans and would like to see at least two entrances in the front of the building. Hatch explained a few years back there was a fire in the laundry room and the fire department did not have enough hose to get back there. He asked there is some kind of access to the rear of the building. Shirir explained the way the grading has been done there is access to the back of the building.

Diane Hildreth and Stan Witkop, Board of Assessors were present and stated GLC, G&L of Hampden has brought litigation against the Town of Hampden for being assessed for bed use that they did not fill. Hildreth asked are they doing this addition to become more profitable. Both Roberts and Levin answered it would increase the value of the property.

Flynn asked how much involvement from the DEP. Levin said they were involved with the septic system. Levin told the Board Massachusetts allows a one time twelve bed expansion and they were taking advantage of that. Flynn asked how far along they are with the Conservation Commission. Levin said they were going before the Conservation Commission again next week or the week after. Flynn wanted to know how far things

have gone with the State. Levin reported the process is eighty percent done, there are a few forms from Department of Public Health to be completed.

Weiner stated there a few issues he sees in the process. A few of the parking space are in the front setback area. This has to be addressed. Another problem will be the Water Overlay District. The third issue would be a traffic study report. The driveway should be looked at with the interaction of Main Street at peak hours.

Mike Gerrard, 296 South Road, asked if an economic study has been done. Levin stated he was not sure. He is not one of the numbers crunchers and none were present at the meeting. Roberts told everyone that twelve beds are not going to make a huge difference it is the whole package that will make the Nursing Home more desirable.

Flynn asked the Board if they had any questions or would they like to let the team go back and go over the papers from the engineer and come back to the next meeting. Joseph Kruzel had a question. He asked if the current septic system is flow based. Shirir replied no, designed. She also added the new systems discharge will be much cleaner than the current system. Melissa Reeves asked if the design flow will change. Shirir said yes. Reeves questioned the percent of coverage, is it still under thirty percent. Shirir answered yes.

Flynn asked if two weeks would give them enough time to come back to the Board with all the issues resolved. Roberts felt two weeks would be ample time.

Flynn stated at 8:05 the meeting would continue on March 23, 2005 at 7:00

Submitted by Jane M. Budynkiewicz, Clerk