



# CITY OF GARDNER ZONING BOARD OF APPEALS

CITY HALL ANNEX, ROOM 101  
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CITY CLERK

## GARDNER ZONING BOARD OF APPEALS MEETING NOTICE

**Date:** Tuesday, December 20, 2016  
**Time:** 7:00 P.M.  
**Location:** Room 103, City Hall Annex  
115 Pleasant Street, Gardner, MA

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 Clerk. All documents shall become part of the official record of the meeting.

## AGENDA

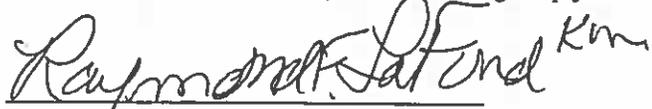
### Public Hearings

Continuance Case #2016-10-03, Conrad Donell, Trustee for Sunshine Realty Trust of 10 Madigan Lane, Ayer, MA to request modification of "Condition #34 Phasing of the project shall be as delineated on the approved plan" of Special Permit granted on December 18, 2007 for off Pearl Street (Sapphire Park) Gardner, MA Parcel ID #W32-22-1, located in Rural Residential 2 Zoning District (RR2) denied by the Building Commissioner as it does not comply with the terms of the Special Permit.

Case #2016-12-01 Erich Kaiser of 184 Minott Street, Apt. 2, Gardner, MA requests a Variance to construct a Single Family Dwelling at 0 Minott Street, Gardner, MA for a lot owned by Nancy S. Morgan on 64 Banner Rd., Gardner, MA. Parcel ID #W07-4-4 located in the Single Family Residential 1 (SFR1) zoning district. Denied by the Building Commissioner as it does not comply with Chapter 675-620 Table of Lot, Area, Frontage, Yard and Height regulations of City Code of Gardner. Zoning states 100 feet of frontage on SFR1 zoning district. He desires to access the lot from a lot on Banner Rd. which has approximately 50 feet of frontage.

- Announcements and Correspondence
- Acceptance of and/or Corrections to Minutes of Previous Meeting(s)

*NOTICE: The listing of Agenda items are those reasonably anticipated by the Chairman which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*

Handwritten signature of Raymond F. LaFond in cursive script, with the initials 'RM' written in the upper right corner of the signature.

Raymond F. LaFond, Chairman  
Zoning Board of Appeal