CITY OF GARDNER
ZONING BOARD OF APPEALS

CITY HALL ANNEX, ROOM 101
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GARDNER ZONING BOARD OF APPEALS MEETING NOTICE

Date: Tuesday, October 18, 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

Case #2016-10-01, Robert Conti of 317 Pinebrook Rd., Manalapan, NJ 07726 to operate a Bed and Breakfast at 4 West Broadway, Gardner, MA Parcel ID #R17-24-1 located in Commercial 1 (COM1) zoning district denied by Building Commissioner as it does not comply with Chapter 675-410, Attachment 1 of the City Code of Gardner. The "Table of Uses" states that the use requested #8 Bed & Breakfast requires a Special Permit issued by the Gardner Zoning Board of Appeals.

Case #2016-10-02, Evangelos Roumbakis of 66 Jude Street to request modification of "Condition #15…completion date of this project is to be no later than September 30, 2016" of Special Permit #15-12-01 granted May 9, 2016 for 486 Chestnut Street, Gardner, MA Parcel ID #R22-23-14, located in the Commercial 2 zoning district (COM2) denied by Building Commissioner as it does not comply with the terms of the Special Permit #15-12-01.

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.

- 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.

Raymond F. LaFond

Raymond F. LaFond, Chairman
Zoning Board of Appeal