

**CITY OF GARDNER
ZONING BOARD OF APPEALS
CITY HALL ANNEX, ROOM 101
GARDNER, MA 01440
(978) 630-4007 • Fax (978) 632-3313**

MINUTES

**Zoning Board of Appeals Decision Meeting – May 5, 2016
200 Main St., Police Conference Room
Gardner, Massachusetts**

Sitting in on Hearing:

Raymond LaFond, Acting Chairman
Michael Gerry, Third Member
David Antaya, Alternate

Meeting Called To Order by: Raymond LaFond, Chairman, @ 6:00 P.M., in the Police Station Conference Room. Special Permit Criteria was read.

Public Hearing

Case #15-12-01

Case #15-12-01, Is continued from the March 15, 2016 Meeting. An application from Evangelos Roumbakis, 66 St. Jude Blvd., Fitchburg MA 01420, for a **Special Permit** to perform grading and slope stabilization, and earth alterations at 486 Chestnut Street, Gardner MA Parcel ID #R22-23-14, located in the Commercial 2 zoning district (Com2) is denied as it does not comply with Chapter 675-410, Attachment 1 of City Code of Gardner.

Ray Lafond made a motion to move to approval of the conditions the ZBA is requesting of Mr. Rumbakis to perform grading and slope stabilization and earth alterations at 4826 Chestnut Street. Seconded by David Antaya. All in favor. 3-0.

The following conditions were provided by Michael Gerry.

1. The grass on the slope cannot be contractor's mix but must be red fescue or similar type.
2. Grass and landscaping is to be maintained in an acceptable manner. Grass to be no longer than 4 inches.
3. A minimum of 26 lined parking spaces.
4. Berm around the perimeter.
5. Completion date is to be no later than September 30, 2016.
6. If snow blocks parking spaces it is to be removed.
7. Must be working off the same places dated 3/14/16 which was reviewed on 4/8/16 and signed by the Contractor, City Engineer and the Building Commissioner.
8. If loam does not stabilize the hill, jute matting must be used for erosion control. And must be installed and seeded over.
9. Dumpster must be maintained on the north end of the property and enclosed by a fence of at least five feet in height.
10. All lighting is to be installed per plan.
11. Hours of construction to be 7:00 a.m. to 5:00 p.m. Monday through Friday, 8:00 a.m. to 1:00 p.m. on Saturday and no construction to be allowed on Sundays or Holidays.
12. All large rocks and boulders on the east side and north side of the parking lot are to be removed.
13. Semi-annual inspections of storm drains must be done. If more than 2' of sand it me be emptied.

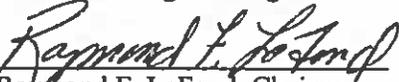
14. Slope to be no greater than 3:1 ratio.
15. Wood guardrail to be installed along the westerly edge of the parking lot, similar to the one on the easterly side and must be pressure treated.
16. Wood guardrail to be installed on the easterly side of the parking lot. It is to be made of 8'x8" posts and rails of 4"x10"x16' all to be pressure treated. The height of the fence to be 2' (Refer to picture).

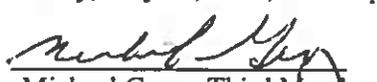
Ray LaFond asked if there was any further discussion. David Antaya had nothing further to discuss. Motion was made to grant the Special Permit for Evangelos Roumbakis for 468 Chestnut Street. All in favor. 3-0.

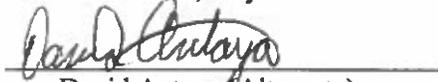
Adjournment

No other items on agenda. Motion to adjourn, seconded. The meeting adjourned at 6:30 P.M.

Next Public Hearing Meeting will be on Tuesday, May 17, 2016, at 7:00 p.m. in Room 103, City Hall Annex.


Raymond F. LaFond, Chairman


Michael Gerry, Third Member


David Antaya (Alternate)