

PLANNING BOARD
REGULAR MEETING MINUTES
JANUARY 21, 2020

115 Pleasant Street, Hubbard Conference Room 203, Gardner, MA

Members present: Mark Schafron *Chairman*, Robert Swartz/*Vice Chairman*, Robert J. Bettez, Sr., Steve Cormier and Paul A. Cormier/*Members*, and Trevor Beauregard/*Director-City Planner*.

Members absent: *None.*

Also present: Chris Coughlin-*Engineering*, Christine Fucile-*DCDP*, Nak Chung/*Representing The Headyco, LLC*, and Chris Pera/*Resident*.

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 Director of Community Development & Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.

Mr. Schafron called the meeting to order at 7:52 p.m.

1. MINUTES

- ✓ Vote to approve Regular Meeting Minutes of November 12, 2019 (*December meeting was cancelled due to weather*).

Motion to accept and approve Planning Board Regular meeting minutes as presented.

R. Bettez, Sr. /S. Cormier.

Vote - All in

favor.

2. NEW BUSINESS

2.1 The Headyco, LLC Site Plan Approval – 4 LaChance Street

Mr. Schafron asked if there is any discussion needed after the Public Hearing/Informational meeting just held.

T. Beauregard directed to C. Coughlin if he is comfortable with no photometric plan. C. Coughlin replied he does not believe it is necessary for a parking lot of that small size.

T. Beauregard asked Mr. Chung if he noticed any City street lighting in that area. Mr. Chung said from what he could remember, the first telephone pole on the other side of Linus Allain Avenue has a light at the corner.

Mr. Schafron asked if there are any other concerns with regard to snow removal, dumpster pads, and landscaping. No concerns were expressed.

Motion to approve the Site Plan Review Decision as presented as well as noting condition of compliance with Special Permit Findings and Conditions dated January 21, 2020.

R. Bettez, Sr. /R. Swartz.

Vote – All in

favor.

2.2 The Headyco, LLC Special Permit – 4 LaChance Street

T. Beauregard provided a “draft” of the Special Permit, and identified Applicant is The Headyco, LLC, c/o Danielle Daly, and the owner of the premises will be Ryan Daly. Mr. Daly has not closed on the property yet, therefore, the book and page will be added in. Also included is the “procedural history” noting today’s date, a brief summary of the project, the public hearing date, etc., as well as the “Findings”.

T. Beauregard noted on page 2, section B, “Special Permit Criteria” numbers 1 through 9, as outlined on the Special Permit Findings and Decision that need to be adhered to, and on page 3, section C, “Specific Findings”, on how to meet the special permit criteria, as well as the “Decision” listing the terms and conditions stated in numbers 1 through 17.

T. Beauregard explained to Mr. Chung once the 20-day appeal is completed for the Special Permit, he will need to have the Special Permit recorded with the Registry of Deeds.

Motion to accept Special Permit for The Headyco, LLC as presented.

S. Cormier/P. Cormier.

Vote – All in favor.

2.3 Timpany Crossroads Update

T. Beauregard commented he was contacted by Hannigan Engineering regarding a minor modification to a smaller building to be constructed on the site. T. Beauregard explained the site development itself remains the same, however, the other building to be constructed was originally approved at 8,400 square feet. Therefore, the Engineer provided a revised plan to reduce the square footage to 7,440, as well as adding five parking places to the south of the building, and reducing the parking on the east side by one, since the shorter building can only fit eight parking spaces instead of the original proposed nine parking spaces. So, the minor modifications consist of a net increase of four parking places, and a decrease of the building footprint for the tenant needs.

Motion relative to Timpany Crossroads site, the Planning Board accepts the minor modifications to the western side of the property.

R. Swartz/P. Cormier.

Vote – All in favor.

3. OLD BUSINESS

3.1 Ordinance Change: Amend Zoning code 675-610 F and 675-1050

Mr. Schafron noted the Joint Public Hearing was held at 7 p.m.

T. Beauregard suggested waiting to hear if the City Council approves, or refers back to the Planning Board. Mr. Swartz commented he does not believe the City Council will take any action, but instead will wait for the Planning Board’s final report.

T. Beauregard said there were some productive comments received by Mr. Pera at the joint public hearing, and understands where he is coming from as a land surveyor as far as understanding the terminology. It all comes down to how the building commissioner interprets it. T. Beauregard directed to Mr. Pera and asked if he thought the 30 feet was somewhat overly restricted. Mr. Pera replied he does not know of any complaints the building commissioner has received, or the police regarding issues with safety, as well as with the narrative and the sketch, however, there could be a possibility of infringing the privacy rights of the property it would affect. C. Coughlin said it makes complete sense to leave it at 30 feet, but should change the terminology to keep it consistent. Mr. Pera mentioned using particular terminology such as edge of pavement, edge of curbing, edge of travel way since the issue can be how the street line is defined. C. Coughlin added there are a number of roadways where the City’s right of way can be considerably into what someone would think is their front yard.

Motion to send final report to City Council with minor modification as recommended by the City Engineer and Planning Director.

P. Cormier/S. Cormier.
favor.

Vote – All in

4. ANNOUNCEMENTS~~NEWS~~ARTICLES~~EVENTS

- Next Planning Board Meeting scheduled for February 11, 2020 at 7 p.m.
- 2020 Planning Board Meeting Schedule provided.

Adjournment

Motion to adjourn.

R. Bettez/P. Cormier.
favor.

Vote --All in

The meeting adjourned at 8:16 p.m.

All documents referenced or used during the meeting are part of the official record and are available in The Department of Community Development and Planning pursuant to the Open Meeting and Public Records Law