

**GARDNER PLANNING BOARD
ANNUAL REPORT
Fiscal Year 2004**

To His Honor the Mayor and Members of the City Council

During fiscal year 2004 (July 1, 2003 to June 30, 2004), the Planning Board reviewed and acted on a number of residential, commercial and industrial development proposals. The following is a summary table of those events:

Project & Location	Action
696 W. Broadway A. Jandris & Sons July 2003	Approved a site plan for a proposed 1400 sq. ft. addition to the present building. The building will be developed for a fitness center.
77 Industrial Rowe Garlock Printing & Converting August 2003	Approved a site plan for a proposed addition to a building located at 77 Industrial Rowe.
168-180 Chapel Street Chapelwoods Subdivision November 2003	Approved with conditions "Chapelwoods Subdivision" a 3-lot subdivision.
1071 West Street Gardner Congregation of Jehovah's Witnesses September 2003	Approved an ANR to straighten out the boundary lines for property at 1071 West Street.
36 LaChance Street New England Industrial Roofing May 18, 2004	Approved a site plan for a proposed building addition for New England Industrial Roofing.

Cedar Hills Subdivision

The Planning Board continued to conduct monthly public hearings on the proposed Cedar Hills Subdivision. The plan for the subdivision was filed in September 2002. Much time and effort has gone into supplying information requested at the public hearings.

Wilder Brook

The Planning Board accepted a phasing plan for Wilder Brook Estates.

Request for Zoning Changes

- 368 West Broadway, Charles J. Manca requested a change from Commercial II to General Residential III. City Council voted the change on December 1, 2003.

Street Acceptance

- Mohawk Drive
- Brookside Drive

Scenic Road Ordinance

The Planning Board accepted a proposed Scenic Road Ordinance as prepared by R. Hubbard, Planning Director, and sent it to the City Council recommending its adoption. The City Council referred the ordinance back to the Planning Board and requested a list of possible streets that might be designated as scenic roads. The requested information was sent to the City Council and was referred to the Public Welfare Committee.

Farm Hill Estates

Because the 1991 approval for the Farm Hill Estates subdivision had expired, the Planning Board moved to proceed to consider rescission of the approval. The developer was requesting to do work under an ANR. The Planning Board proceeded with the rescission process.

Subdivision Rules & Regulations

The Planning Board discussed the need to update the Rules and Regulations Governing the Subdivision of Land. The rules were last revised in 1992. A consulting firm was contacted for this purpose.

Other Activities

The Planning Board endorsed the City of Gardner, Fiscal Year 2004 Community Development Strategy.

Planning Board Changes

Wesley Amadon's term on the Planning Board expired and he decided not to ask for reappointment. He was appointed to the Planning Board on June 17, 1996.

Laurie J. Blacquiere was welcomed as the newly appointed member to the Planning Board.

Respectfully submitted,

Allen L. Gross, Chairman
Gene Bisol
Robert J. Bettez, Sr.
Hugh Hunter
Robert L. Hubbard, Director