

**GARDNER PLANNING BOARD
ANNUAL REPORT
Fiscal Year 2005**

To His Honor the Mayor and Members of the City Council

During fiscal year 2005 (July 1, 2004 to June 30, 2005), the Planning Board reviewed and acted on a number of applications for site plan approval and the subdivision of land. The following is a summary table of those events:

Project & Location	Action
Crystal Lake Condominiums 50 Lake Street July 2004	Approved a site plan for a four building, 16-unit condominium development.
Pinewood Estates Condominiums 368 W. Broadway August 2004	Approved a site plan for a 26-unit condominium development.
Cedar Hills Subdivision Off Keyes Road September 2004	After two years of review, approved a Definitive Plan for a 97-lot subdivision with 43 Conditions of Approval.
ANR Plan – Eric Olson Stone Street September 2004	Approved an ANR creating six building lots on Stone Street. Mr. Olson donated to the Conservation Commission a non-buildable out lot that connects Stone Street to the North Central Pathway via John Eaton Road.
Montachusett Veterans Outreach Center 264-268 Central Street November 2004	Approved a site plan for a project that will provide office space for MVOOC and 19 affordable apartments for veterans.
Gardner Redevelopment Authority Southerly side of Main Street January 2005	Approved an ANR plan creating a 1+/- acre lot to be conveyed from Guilford Transportation to the GRA for development of a MART bus facility.
PJC Realty (dba Brooks Pharmacy) Main Street April 2005	Approved a definitive site plan to build a 29,000 S.F. retail complex on Main Street. Brooks Pharmacy will occupy 22,000 S.F. and a section of the property will be sold to Advance Auto Parts for a stand-alone store.

Schedule Development

On August 1, 2004, Richard Reynolds, Building Commissioner, informed the Planning Board that the Schedule Development provisions of the Zoning Ordinance are in effect because permits for the construction of more than 100 dwelling units were issued by his office during the preceding 24 months. The Schedule Development provisions regulate the timing of residential development to provide more time for the City to provide services to such developments.

Street Acceptance

- Mohawk Drive - voted to recommend acceptance as a public way, August 17, 2004
- Sylvan Road - voted to recommend acceptance as a public way, August 17, 2004
- Fieldstone Drive - voted to recommend acceptance as a public way, Dec. 14, 2004
- Leamy Street Ext. - voted to recommend acceptance as a public way, March 22, 2005

Zoning Ordinance Revision

A Request for Proposals (RFP) for a zoning ordinance revision was issued in January. A Steering Committee was formed to interview and to work with the chosen consultant. Taintor & Associates was awarded the contract to revise the City's zoning ordinance in February. An initial Public Hearing was held at the Library on April 7 to receive input from City officials and the general public.

CDAG and PWED Applications

The Planning Board unanimously supported the applications for the FY2006 Community Development Action Grant (CDAG) and the FY2006 Public Works Economic Development (PWED) grants. The competitive grant applications are requesting funds to provide a single story parking deck facility at the corner of West Lynde Street and Pine Street. There is a compelling need for additional parking in the downtown core area.

Request for Zoning Change

Residents requested a zoning change for seven lots on Timpany Boulevard next to the Shell Station from Residential to Commercial. The Planning Board endorsed the requested zoning amendment in March. The City Council held the required public hearing and sent the request to a first printing on June 6, 2005.

Rules & Regulations Governing the Subdivision of Land

In August, the City hired Ms. Laurie Connors to help staff update the Planning Board's Rules & Regulations Governing the Subdivision of Land. The Rules & Regulations were last revised in 1992. The Planning Board instructed staff to make recommendations consistent with the Commonwealth's Sustainable Development Principles and the City's Community Development Plans. Work continued throughout the fiscal year.

Chapter 40R Project

Vertical Building Corp. proposed to develop a Chapter 40R project in Gardner that will require adoption of a Zoning Overlay District allowing residential densities higher than allowed in the current zoning. Vertical provided \$15,000 so that the Planning Board could engage the services of Blatman, Bobrowski & Mead, LLC to conduct the legal review of the proposed project.

Other Activities

Allen Gross, Chairman was appointed to represent the City of Gardner on the Montachusett Regional Planning Commission.

Planning Board Changes

Hugh Hunter resigned from the Planning Board after serving since 1988. It was Hugh's 80th birthday.

Steve Cormier was appointed to complete Mr. Hunter's term on the Board.

Gene Bisol's appointment expired. He had served as a member of the Planning Board since 1990.

Laura Casker was appointed to the Board.

Respectfully submitted,

Allen L. Gross, Chairman
Robert J. Bettez, Sr.
Laurie J. Blacchiere
Stephen E. Cormier
Laura M. Casker
Robert L. Hubbard, Director