

**MINUTES**  
**Planning Board Meeting - December 9, 2008**  
**City Hall Annex, 115 Pleasant Street**  
**Gardner, Massachusetts**

Members present: Allen L. Gross, Chairman; Robert J. Bettez, Sr., Vice Chairman; Laura M. Casker, Mark Schafron Members; and Robert L. Hubbard, Director/City Planner

Members absent: Peter J. Sabettini, Member; and Timothy Vatour, Alternate Member

Also present: Terri Hillman, Planning; and those listed on the attached sign-in-sheets

Mr. Gross, Chairperson, opened the meeting at 7:03 p.m.

**Approval of Minutes**

**Motion to approve the minutes of October 14, 2008 (regular meeting and public hearing for Heywood Hospital), as presented.**

**Casker/Schafron.**

**Vote – unanimous.**

**1. Old Business**

**1.1 Heywood Hospital**

**a. Site Plan Review**

R. Hubbard presented an e-mail from Michael J. Carr, Registered Professional Engineer, regarding the new emergency generator fuel oil tank. A copy of the e-mail is attached. This information had been requested before the Planning Board would vote on the application for Site Development Plan.

**Motion to approve the Site Development Plan application accompanied and augmented by a Special Permit application, for Heywood Hospital, 242 Green street, Gardner, MA, dated September 24, 2008 prepared by TRO Jung / Brannen, 22 Boston Wharf Road, Boston, MA 02201, for an Acute Care Building addition at 242 Green Street, Gardner, Bettez/Casker.**

**Vote – unanimous.**

**b. Special Permit, Water Supply Protection District**

**Motion to approve the Findings and Decision for the Special Permit application, accompanied and augmented by a Definitive Site Plan Package, entitled Heywood Hospital Expansion Project, Gardner, Massachusetts, Commission No. 2007347, dated September 24, 2008, to construct a 72,000 SF, three-story addition pursuant to Section 520 of the Gardner Zoning Ordinance.**

**Bettez/Casker.**

**Vote – unanimous.**

**1.2 Street Acceptance – Shawn Avenue**

Attorney Thomas Gibbons has requested that this item be removed from the Planning Board's agenda until he submits a new request to the City Council. The City Council will then request a recommendation from the Planning Board.

**1.3 Cedar Hills****a. Earthen Products Removal Report**

A copy of the earthen products (EP) removal report through November 17, 2008 was presented for information. The total amount of EP removed from August 5 to November 17, 2008 was 47,333 cubic yards. The approved amount was 45,000 cubic yards. The amount removed exceeded the approved amount by less than 5%.

L. Casker requested that the area be secured and that the chain at the entrance be reinstalled. She also requested that the Salem Five Bank come back to the Planning Board before any more excavation is planned. R. Hubbard will contact Salem Five Bank regarding security.

**b. Report from Yankee Engineering and Testing**

R. Hankinson has reviewed the soil field reports and compaction tests from Yankee Engineering and Testing, Inc. with respect to the partial filing of the depression located on lots #83, #84 and #85. He is satisfied with the reports. The Building Inspector must also review and approve these reports, prior to any building permits being issued.

R. Turcotte, Conservation Commission, has inspected the area and has no problems with the reports.

**c. Keyes Road Drainage Issue**

The Department of Public Works has installed a catch basin to correct the drainage issue on Keyes Road.

**1.4 Mrs. Caryl O'Neil re Property on Clairmont Street**

At the October Planning Board meeting, Mrs. Caryl O'Neil, 111 High Knob Road, Athol, told the Board that she cannot access her lot at the end of Clairmont Street due to work done in the area. R. Hubbard, D. Arnold, R. Hankinson, A. Gross, L. Casker, and M. Schafron made site inspections at various times.

R. Hubbard explained that the City requested the developer, Mark Dymek, to do the rip rap work to prevent erosion at the end of the pavement on Clairmont Street. There is a manhole just off the end of the pavement and that is the reason the City requested the rip rap. The work done would have a greater effect on not allowing access to Mr. Richard Jellyman's property but to date he has not made any contact with the Planning Department.

A copy of the Assessor's map was presented which shows the location of Mrs. O'Neil's property. The property does not have adequate frontage on Clairmont, an unimproved paper street, for issuance of a building permit. The lot may have adequate frontage on Pine Grove Avenue, an unimproved paper street, but access to Pine Grove Avenue was impassable even before Mr. Dymek did the requested work at the edge of the pavement on Clairmont Street.

A. Gross and R. Hubbard said that no one can build on Mrs. O'Neil's piece of land due to the lack of required frontage on an accepted street and that the work done by Mr. Dymek is beneficial to any future effort to improve the remainder of Clairmont Street.

**1.5 Zoning Amendment for Food Waste Composting**

R. Hubbard presented a proposed zoning amendment as prepared by Attorney John Flick. If adopted, this amendment will allow food waste composting in Industrial 1 and 2 districts under #66 in Section 415 by Special Permit from the ZBA.

**Motion to approve the proposed zoning amendment for Item No. 85 of the City of Gardner Zoning Ordinance under Prohibited industrial uses – 8.5 Match manufacture - Inorganic Fertilizer manufacturer – and to forward the proposed amendment to the City Council.**

**Bettez/Schafron.**

**Vote – so voted.**

**L. Casker voted no.**

**1.6 Scenic Road Ordinance**

More time is needed to write up a proposed ordinance.

**1.7 Provision to Add – Cisterns to the Subdivision Rules & Regulations**

Captain Newton, Fire Department, had requested adding Cisterns to the Planning Board Subdivision Rules & Regulations. R. Hubbard researched the Rules and Regulations and found that Sections 6.7 and 6.13 will do exactly what the Fire Department requires. He has submitted the information to Captain Newton.

**2. New Business**

**2.1 Sign and Façade Design Guidelines**

Timothy Vatour, Alternate Member, had requested this item be on the agenda. It will be on the January agenda.

**3. Other**

**3.1 List of Planning Board Meetings - 2009**

A list of Planning Board meetings for 2009 was presented. Meetings are scheduled for the second Tuesday of the month.

**Adjournment**

**Motion to adjourn.**

**Bettez/Schafron.**

**Vote - Unanimous.**

The meeting adjourned at 7:50 p.m.

The next Planning Board meeting is scheduled for Tuesday, January 13, 2009.