

**MINUTES**  
**Planning Board Meeting - April 14, 2009**  
**City Hall Annex, 115 Pleasant Street**  
**Gardner, Massachusetts**

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

Member absent: Timothy Vatour, Alternate Member

Also present: Terri Hillman, Community Development & Planning

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

**Approval of Minutes**

**Motion to approve the minutes of February 10 and February 23, 2009 meetings, as presented.**

**Casker/Sabettini.**

**Vote – unanimous.**

**1. Old Business**

**1.1 Zoning Amendment for Food Waste Composting (FYI)**

The City Council approved the following amendment to the Zoning Ordinance:

Item No. 85 under **Prohibited industrial uses**

85. Match manufacture. Inorganic Fertilizer manufacturer.

A copy of the ordinance passed on March 16, 2009 was presented.

Approval of this amendment allows the City to move forward with an RFP for food waste composting. The request for RFP's will be published in the Central Register on April 22, 2009. A site visit will be scheduled for May 6 and opening of the RFP's is scheduled for May 26.

Planning Board members will be notified of the time for the site visit. The RFP will be on the City's web site within the week.

**1.2 Conservation Restriction on City-owned Land – Minutes of 3/17 Meeting**

Minutes of the March 17, 2009 meeting regarding proposed conservation restrictions on municipally owned land were presented. The meeting was well attended and the only issue at this time is the use of snow mobiles on the land. R. Hubbard has been working with North County Land Trust and Mass. Fish and Wildlife to try to find some language acceptable to all parties. The residents are looking at current conditions but Fish and Wildlife is looking at the long-range future. They are trying to agree with the residents on some middle ground.

**1.3 Scenic Road Ordinance**

**Motion to remove Item 1.3 – Scenic Road Ordinance – from the Planning Board Agenda until the Planning Director has more time to work on the proposed ordinance.**

**Bettez/Schafron.**

**Vote – unanimous.**

**1.4 Sign and Façade Design Guidelines**

R. Hubbard said that Sign and Façade Design Guidelines are included in the Urban Renewal Plan and consideration will be given at that time. See 2.1 under New Business.

**2. New Business****2.1 Urban Renewal Plan – Tighe and Bond Presentation**

The Urban Renewal Plan Steering Committee is meeting on April 17, 2009 at 8 a.m. Tighe & Bond will present conceptual plans for parking in the Rear Main Corridor and completion of Derby Drive through to Rite Aid Pharmacy. They will also outline the additional work to be completed and a schedule for that work. Planning Board members were invited to attend.

**2.2 Expedited Permitting – MGL Chapter 43D - Guidelines**

R. Hubbard presented the Expedited Permitting under MGL Chapter 43D section of the guidebook. There was a question in regard to the third paragraph under Permit Transfers and Renewals. R. Hubbard will review this section.

R. Hubbard also presented an application for Chapter 43D Project Review. Attorney Flick has approved the form and the ZBA has asked him to meet with them to discuss it. He hopes to be able to present the request for approval in May to the City Council.

**2.3 Reappoint R. Hubbard to Sign ANR Plans**

**Motion to authorize Robert Hubbard to be an Authorized Agent to sign for Approval Not Required with a term expiring on December 31, 2010.  
Casker/Schafron. Vote – unanimous.**

**2.4 Form for Registry of Deeds**

As required under MGL Chapter 41, Planning Board members signed the form required by Worcester District Registry of Deeds.

**2.5 West Lynde Street – Surplus Land**

The City Council voted on March 16, 2009, to authorize the Mayor to declare three parcels of land on West Lynde Street as surplus and to allow them to be placed out to bid.

**2.6 Request for Extension of Special Permit – 525 Parker Street, LLC**

Dennis Ring, Project Manager, 525 Parker Street, LLC, presented a request for a 2-year extension of the Special Permit issued on May 8, 2007. The Special Permit was issued for a 54-unit condominium project located at 525 Parker Street.

Mr. Ring said they had met the requirements of starting the project within the required time. They began clearing the site in 2007, and had a 21E performed on the site with an environmental cleanup. Two units were constructed to be used as sales models. Despite an aggressive marketing campaign, the owners have not been able to sell the model units nor procure any pre-construction sales for the development. They feel this is due to the current economic conditions and the slow down in the real estate market. No changes to the approved layout are proposed.

**Motion to grant a two-year extension (to May 7, 2011) to the Findings and Decision for a Special Permit for SGPUD issued to PRM Capital Investments, LLC and 525 Parker Street, LLC on May 8, 2007.  
Bettez/Sabettini. Vote – unanimous.**

**Adjournment**

**Motion to adjourn. Casker/Schafron. Vote - Unanimous.**

The meeting adjourned at 7:25 p.m.

The next Planning Board meeting is scheduled for Tuesday, May 12, 2009.