

MINUTES
Planning Board Meeting - November 16, 2009
City Hall Annex, 115 Pleasant Street
Gardner, Massachusetts

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

Members absent: Robert J. Bettez, Sr., Vice Chairman

Also present: Terri Hillman, CD&P; Robert Hankinson, City Engineer

Mr. Gross, Chairperson, opened the meeting at 7:15 p.m.

Approval of Minutes

Motion to approve the minutes of the October 13, 2009 regular meeting as presented.

Sabettini/Casker.

Vote – unanimous.

1. Old Business

1.1 Zoning Ordinance Amendment – Political Signs and Posters

Motion to recommend that the City Council amend the Zoning Ordinance Section 9, Part 914 (6) to read as follows:

Political Signs and Posters – Political signs and posters are allowed on private property.

Casker/Schafron.

Vote – unanimous.

1.2 Performance Surety for Kiley’s Way Condominiums - FYI

James Kraskouskas presented a check in the amount of \$20,000.00 as performance surety for the Kiley’s Way Condominiums. This is in compliance with the Planning Board’s vote at the October 13 meeting. There is no other issue with the Planning Board that will prohibit the issuance of occupancy permits for the last two units on Kiley’s Way. The project must be completed within two years.

1.3 Escrow Account for R&D Homes, Inc. - FYI

The escrow account for the Wilder Brook Subdivision in the amount of \$303,370.92 has been transferred to the benefit of Andrea Cormier, as Trustee of Saint Paul’s Trust. She, as such trustee, is the current owner of Wilder Brook Subdivision. A copy of the letter from Charline Daigle, City Treasurer to Attorney Elisa Erb was presented for information.

1.4 Release of Escrow to Gardner LLC (Brookside Drive Extension)

Motion to approve the release of the funds in the amount of \$12,117.07 held in escrow for Wilderbrook Estates – Phase I. The original amount deposited October 31, 2003 was \$11,000.00 and interest of \$1,117.07 has accrued through September 30, 2008.

Casker/Schafron.

Vote – unanimous.

These funds were deposited for reclamation of the wetlands in the area. Per the ConCom agent, Diane Torres, there are no problems.

2. New Business

2.1 Letter of Resignation – T. Vatour

Timothy Vatour has submitted his resignation as an Alternate Member for the Planning Board to Mayor Hawke. Copy of the letter was presented for information.

2.2 Specialty Wholesale Supply – Notice of Intent to ConCom

A copy of the Notice of Intent submitted to the ConCom for Specialty Wholesale Supply Corp. was presented for information. The GRA is listed as an abutter to the property.

2.3 Land Development Guidebook

R. Hubbard presented copies of the Land Development Guidebook. It is designed to be used on line and is available on the City's website.

3. Other

3.1 ZBA Decisions

Copies of the following ZBA decisions were presented for information: 486 Chestnut Street – Variance and Special Permit.

Adjournment

Motion to adjourn.

Sabettini/Schafron.

Vote Unanimous.

The meeting adjourned at 7:27 p.m.

The next Planning Board meeting is scheduled for Tuesday, December 8, 2009.