PRESIDENT
Elizabeth J. Kazinskas

COUNCILLORS AT LARGE
James S. Boone
Craig R. Cormier
Ronald F. Cormier
Scott Joseph Graves, Esq.
Judy A. Mack
George C. Tyros

WARD 1 COUNCILLOR
James M. Walsh, Esq.

WARD 2 COUNCILLOR
Elizabeth J. Kazinskas

WARD 3 COUNCILLOR
Nathan R. Boudreau

WARD 4 COUNCILLOR
Karen G. Hardern

WARD 5 COUNCILLOR
Aleksander Dernalowicz, Esq.

CITY OF GARDNER
MASSACHUSETTS 01440-2630

OFFICE OF THE
CITY COUNCIL

RECEIVED
2020 SEP 29 AM 7:31
CITY CLERK'S OFFICE
GARDNER, MA

September 29, 2020

CITY COUNCIL INFORMAL MEETING

Date: Thursday, October 1, 2020
Time: 6:00 P.M.
Location: Remotely*

The City Council will meet with Heywood Hospital officials concerning the Hospital's request to remove Deed Restrictions and enter into a Land Lease Agreement for Hospital expansion.

CITY COUNCIL OF GARDNER
Elizabeth J. Kazinskas
ELIZABETH J. KAZINSKAS
Council President

***NOTICE:** The listing of Agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*

**Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Gardner City Council will be conducted via Zoom remote participation and broadcast live on Gardner Educational Television, Channel 8, and the City's YouTube Channel. The audio or video recording, transcript, or other comprehensive record of proceedings will be posted on the City's website as soon as possible after the meeting.*

City of Gardner, *Executive Department*

RECEIVED
2020 SEP 28 PM 12: 38
CITY CLERK'S OFFICE
GARDNER, MA

Michael J. Nicholson, Mayor

September 24, 2020

The Honorable Elizabeth J. Kazinskas, City Council President
Gardner City Hall
95 Pleasant St., Rm 121
Gardner, MA 01440

RE: Request for an Informal Meeting of the City Council for Presentation from Heywood Hospital

Dear Madam President,

As a follow up to our meeting earlier this week, I would like to respectfully ask that there be a special meeting of the City Council to allow the administration of Heywood Hospital to present their proposed plans for expansion. Since this project relates directly to items that will come before the City Council at the October 5th meeting, I believe that it would be prudent to have this meeting on Thursday, October 1st, in order to allow any questions brought forth at the Finance Committee Meeting of September 30th to be answered by the informal meeting, and any questions remaining after the informal meeting to be answered by the October 5th meeting.

In order to reiterate the events that happened at our meeting on Monday, September 21st, we met with representatives from Heywood Hospital to discuss their plans for future expansion. With us at this meeting were Commissioner Jean from the Building/Zoning Department, Director Beauregard from the Planning and Community Development Department, Assistant Director Oliva from the Department of Public Works, and City Engineer Chris Coughlin. Also present were Win Brown, President and CEO, Vice President of External Affairs Dawn Cassavant, and Vice President of Perioperative Services Rozanna Penny from Heywood Hospital. At this meeting our team of department heads discussed the different requirements and procedures that Heywood would have to follow if they were to go through with their full project- from zoning requirements, special permitting by the Planning Board, and DEP approval to name a few.

In the end, this will be an approximate $15 million investment in the City. This project will not only expand the hospital and increase parking availability to its patients, but will also create new jobs, bring people into the City that would normally have to travel to Boston and Worcester for certain procedures, and give business to our local contractors. Heywood Hospital is already the City's largest employer and I am very pleased to see that they continue to want to invest in our City and perform all of the necessary due diligence needed to proceed with this project. I am very hopeful of the positive impact this project will have and hope to see it through to its completion.

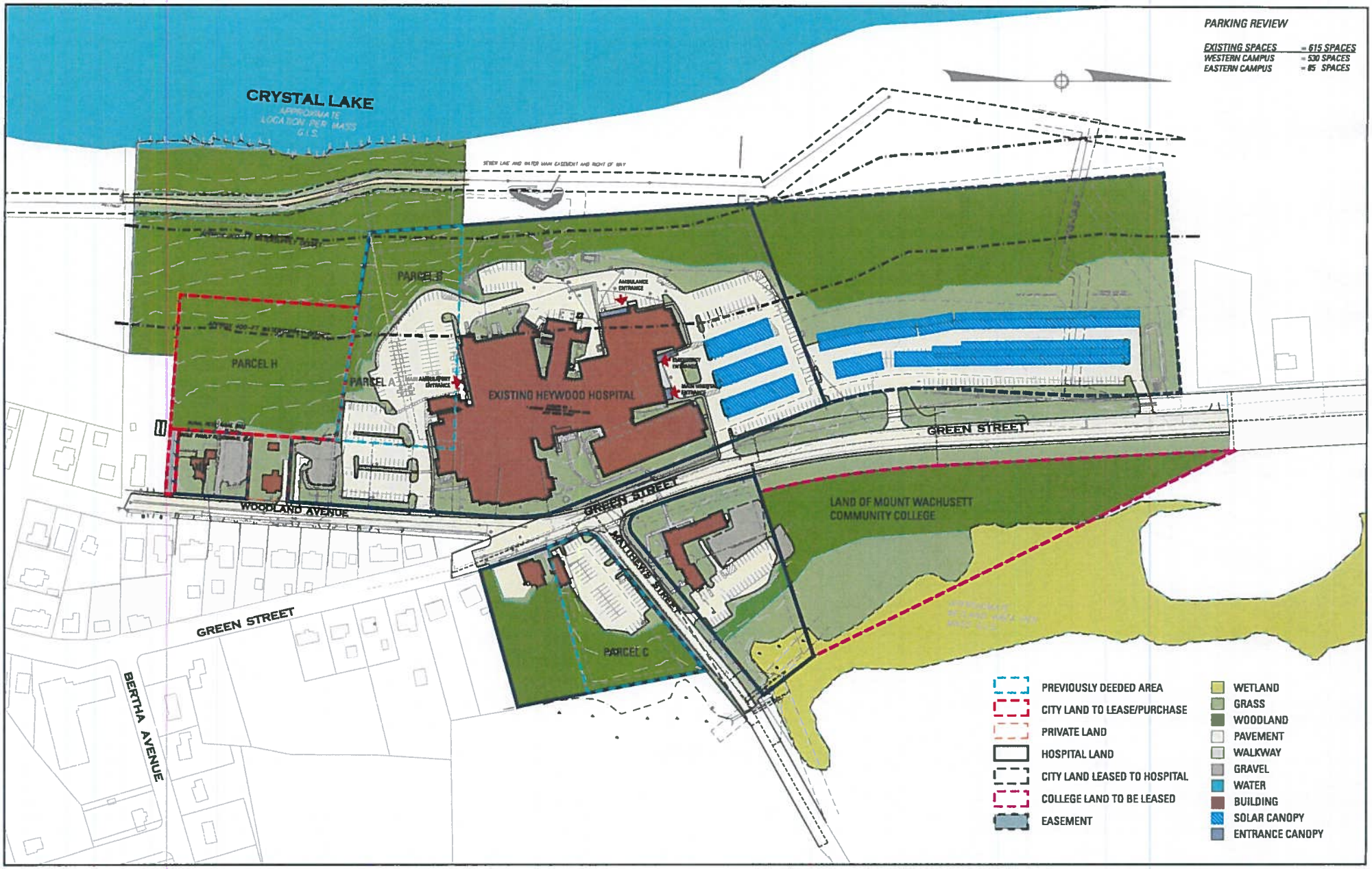
Thank you for your attention to this request, and I look forward to hearing from you soon.

Respectfully,

Michael J. Nicholson
Mayor, City of Gardner

CC:
City Clerk/City Councilors
Win Brown, President and CEO, Heywood Healthcare

City Hall, 95 Pleasant Street, Room 125, Gardner, Massachusetts 01440
Telephone: (978) 630-1490 • Facsimile (978) 630-3778 • Email: mayor@gardner-ma.gov



HEYWOOD HOSPITAL EXISTING CONDITIONS SITE PLAN

6-2

DECLARING SURPLUS FOR PURPOSE OF DISPOSAL

LAND OFF WOODLAND AVENUE

VOTED: To declare land available for the disposition for the purpose of a lease to be negotiated between the Mayor and Heywood Hospital, in accordance with prevailing General Laws, the land off Woodland Avenue, further identified on the City of Gardner Assessor's Map as R27-2-8B, and upon such other terms as the mayor shall consider proper in accordance with this Vote.

6-2

City of Gardner, *Executive Department*

Michael J. Nicholson, Mayor

RECEIVED
2020 SEP 23 AM 11:15
CITY CLERK'S OFFICE
GARDNER, MA

September 24, 2020

The Honorable Elizabeth J. Kazinskas, President
And City Councilors
Gardner City Hall
95 Pleasant St., Rm 121
Gardner, MA 01440

RE: Request for Declaration of Land Available for Disposition

Dear President Kazinskas and Councilors,

As part of Heywood Hospital's long term planning, the Hospital is exploring a potential expansion to add a new surgical and perioperative wing onto their existing building. In order to accomplish this, Heywood Hospital would have to lease a portion of land currently owned by the City.

President Brown and other members of the Heywood Administration have met with several of our department heads to present their plan and go over what needs to be done to ensure that their proposal meets all of the legal and environmental requirements that need to be followed.

Chapter 30B of the General Laws state, "if a governmental body duly authorized by general or special law to engage in such transaction determines that it shall rent, convey, or otherwise dispose of real property, the governmental body shall declare the property available for disposition and shall specify the restrictions, if any, that it will place on the subsequent use of the property." Per the guidance issued by the Inspector General's office. This declaration must be made prior to the City entering into any negotiations for the lease of the property.

The current Covid-19 Pandemic has truly highlighted how blessed we are as a City to have Heywood Hospital located here. The services they offer to our residents, the partnerships they create with our community organizations, and their commitment to improving the quality of life in our City are invaluable. I am very happy to see that they are interested in continuing to invest in our City and make it so that services that currently require patients to travel to Boston or Worcester could now be done here in Gardner.

As such, I kindly ask the Council to declare the requested parcel of land as available for disposition in order to allow my office to begin lease negotiations with the administration of Heywood Hospital as the first step toward their expected expansion. Following successful negotiations, the Hospital would then enter into conversations with the Conservation Commission, Planning Board, Zoning Board of Appeals and all other relevant state and local boards and commissions, but those discussions cannot be held until they have title to the land through a lease.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

City Hall, 95 Pleasant Street, Room 125, Gardner, Massachusetts 01440
Telephone: (978) 630-1490 • Facsimile (978) 630-3778 • Email: mayor@gardner-ma.gov

Property Location WOODLAND AVE OFF
Vision ID 7067 Account #

Map ID R27/ 2/ 8B/ /
Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 9550
Print Date 12/19/2019 7:32:34 P

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
HENRY HEYWOOD MEMORIAL HOS				
242 GREEN ST				
GARDNER MA 01440				

SUPPLEMENTAL DATA

Alt Prcl ID
Sub-Div
Photo
Ward
Prec.

GIS ID M_159977_926225 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXM LAND	9550	54,700	54,700
	Total	54,700	54,700

316

GARDNER, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
HENRY HEYWOOD MEMORIAL HOSPITAL	19750	0159	03-26-1998	U	V	24,500	1K

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	9550	54,700	2018	9550	54,700	2017	9550	54,700
	Total	54700		Total	54700		Total	54700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	54,700
Special Land Value	0
Total Appraised Parcel Value	54,700
Total Appraised Parcel Value	54,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	9550	Hospital V	R2		43,560	SF	1.15	1.00000	5	1.00		1.000			1.0000	1.15	49,900
1	9550	Hospital V	R2		1.190	AC	4,000.00	1.00000	0	1.00		1.000			1.0000	4,000.00	4,800
				Total Card Land Units	2.190	AC	Parcel Total Land Area:			2.1900						Total Land Value	54,700

6-2

Property Location WOODLAND AVE OFF | Map ID R27/ 2/ 8B/ / | Bldg Name | State Use 9550
Vision ID 7067 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2019 7:32:35 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

MIXED USE

Code	Description	Percentage
9550	Hospital V	100
		0
		0

COST / MARKET VALUATION

RCN	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
Economic Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

6-2

6-2

Heywood Hospital

Member of the Heywood Healthcare Family

September 23, 2020

Michael J. Nicholson, Mayor
City of Gardner
95 Pleasant Street
Gardner, MA 01440

Dear Mayor Nicholson,

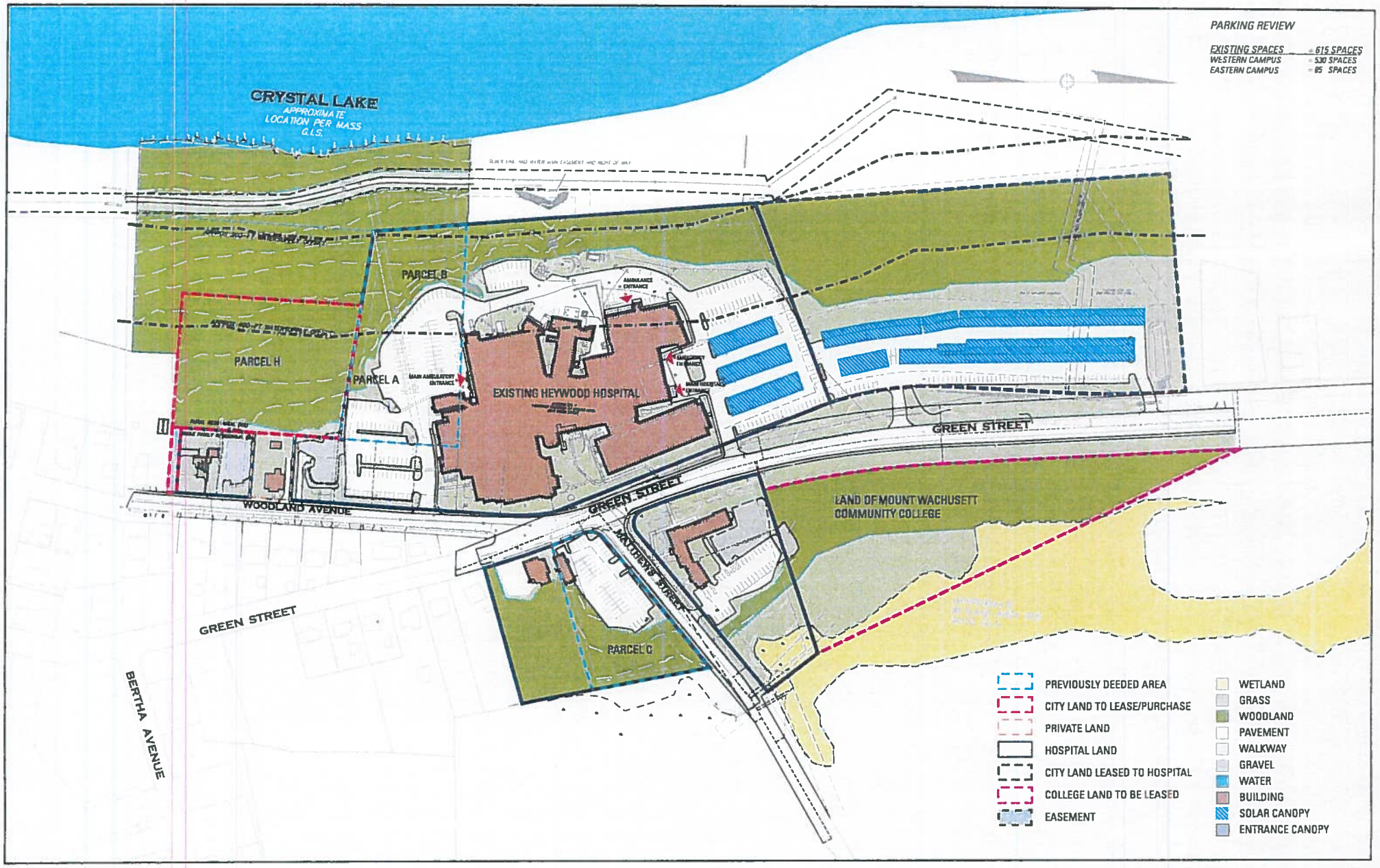
Heywood Hospital respectfully requests to enter into a lease agreement for land identified as Parcel H, a certain parcel of land situated west of Woodland Avenue, in Gardner Worcester County Massachusetts, and shown on the attached Exhibit Plan.

See attachment – Exhibit Plan.

Respectfully Submitted,

Win Brown

Win Brown, President and CEO
Heywood Healthcare



HEYWOOD HOSPITAL EXISTING CONDITIONS SITE PLAN

62

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Heywood Hospital

Presentation to the City of Gardner
Finance Committee
October 1, 2020

Heywood Hospital's Requests to Gardner City Council

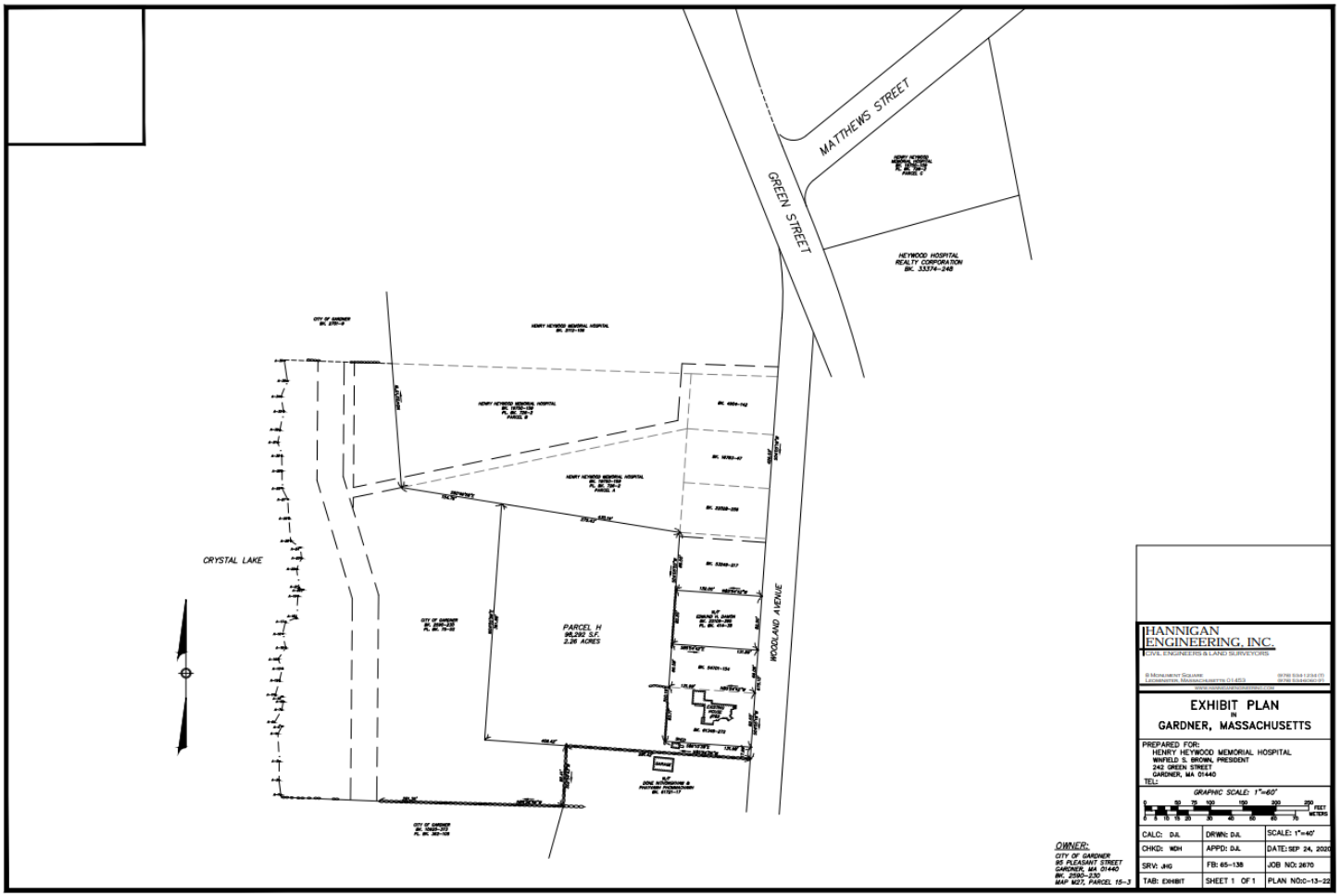
1. Removal of Deed Restrictions, Parcel A, B, C
2. Land Lease Agreement, Parcel H

Proposal Summary

- In support of the expansion of perioperative services, Heywood Hospital respectfully requests (1) the removal of deed restrictions on Parcels A, B, and C, and (2) to lease land, see Parcel H.

- This proposal ensures community/patient access to surgical services locally, supports health system viability, contributes to regional economic growth, and continued service to the community.

Exhibit Plan



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About Heywood Hospital

- Member of Heywood Healthcare Family:
  - Heywood Hospital
  - Athol Hospital
  - The Quabbin Retreat
  - Heywood Medical Group (12 locations)
- Licensed for 134 beds offering wide array of services, including:
  - Inpatient and outpatient care
  - Primary and specialty care
  - Medical and surgical care
  - Mental health and substance use care
  - School-based services

- Heywood Healthcare is the region's largest employer
  - 1,400+ employees and active medical staff of 250
  - $50,000 median salary

- $50 million planned in facility improvements over next 3 years

Heywood Healthcare

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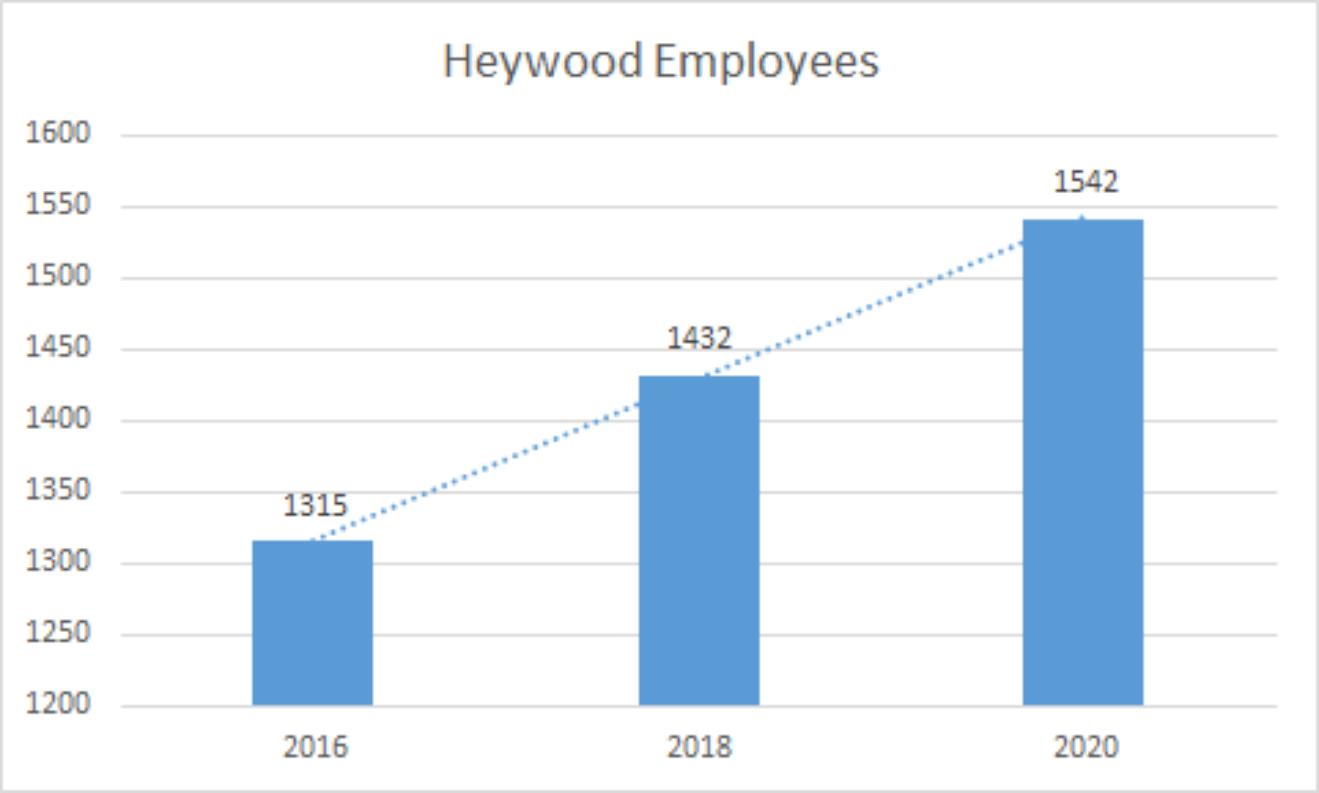
Employment Growth



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Heywood Hospital: Perioperative Services

Services Provided:

- General Surgery
- Bariatric Surgery
- OB/GYN
- Urology
- Orthopedics
- ENT
- Cardiology
- Interventional Radiology
- Gastroenterology
- Interventional Pain
- Podiatry

The Heywood Center for Weight Loss and Bariatric Surgery

Transportation is not easily accessible for many patients in our service area. Therefore, traveling to a tertiary center for procedures such as screening colonoscopies, total joint replacements or weight loss surgery, can be very challenging.

Joint Replacement

Rebuilding knees, hips and shoulders

Sports Medicine

Restoring athletes of all ages

Workplace Injury

Minimizing the impact of an injury

Fracture & Trauma

Accidents, injuries, breaks, & sprains

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Heywood Hospital: Perioperative Services

2017

- Recruitment successes achieved in orthopedics, general surgery and OBGYN
- Center for Weight Loss established w/ launch of bariatric surgery program
- Anterior hip replacement offered

2018

- Bariatric Service receives Center of Excellence designation
- OR running at maximal utilization w/ surgical volume at record high level
- Elective operating hours extended in effort to accommodate demand for surgical services
- Additional jobs created

2019

- Launched Endoscopic Retrograde Cholangio-Pancreatography (ERCP) Service
- Enrolled in nationwide surgical quality improvement program (ISCR)
- OR continues to function at maximum capacity

2020

- Emergency surgical care provided without interruption during pandemic
- Heywood Hospital receives Best Maternity Hospital designation by Newsweek magazine

American College of Surgeons
Inspiring Quality: Highest Standards, Better Outcomes
MBSAQIP®
METABOLIC AND BARIATRIC SURGERY ACCREDITATION AND QUALITY IMPROVEMENT PROGRAM

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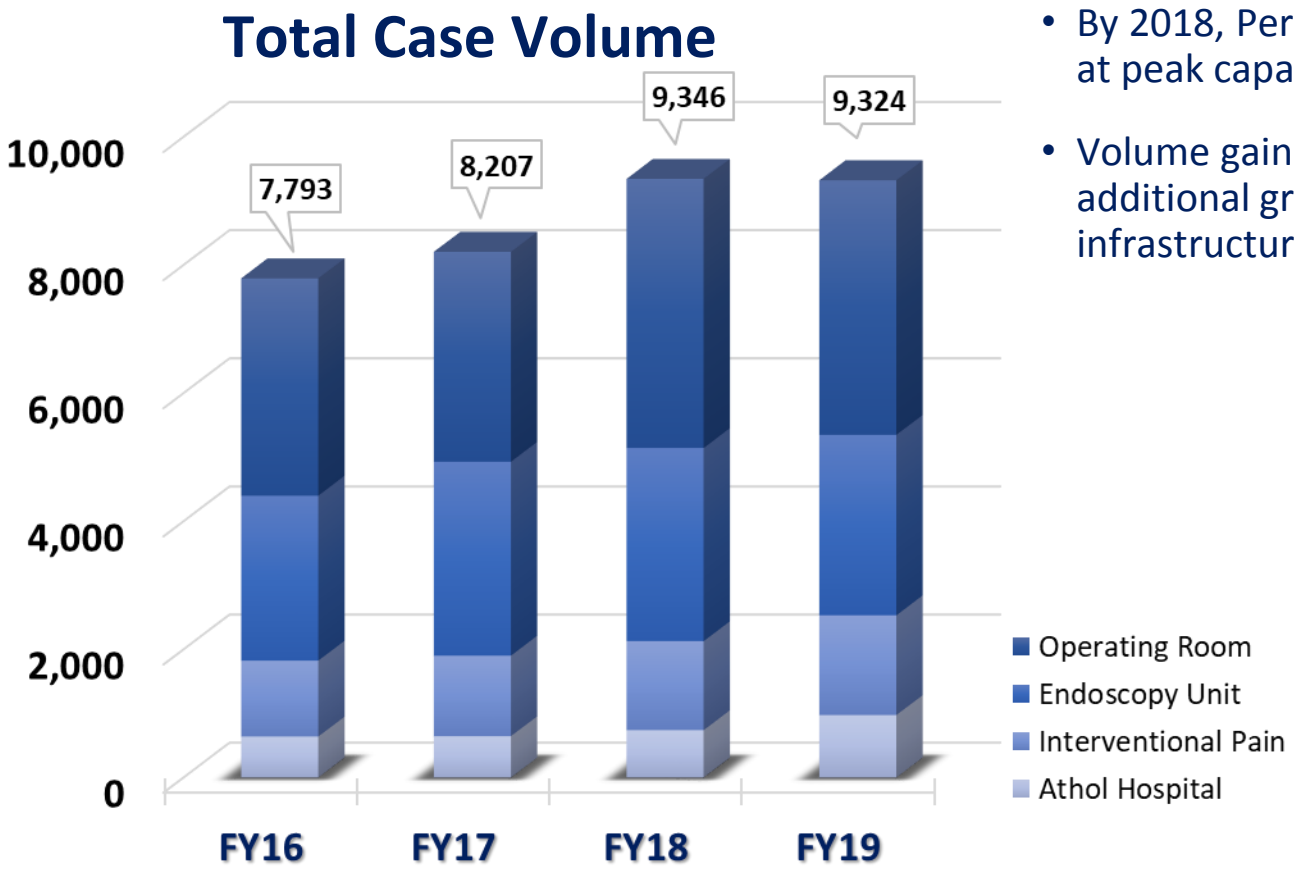
Heywood Hospital: Perioperative Services



- By 2018, Perioperative Services running at peak capacity w/ maximal utilization
- Volume gains sustained in 2019, but additional growth precluded by infrastructure limitations

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Perioperative Services: Current Infrastructure

- Operating rooms constructed in 1960
- 4 ORs and 1 procedure room ranging from 300sf to 400sf
- 2 endoscopy procedure rooms
- 8 bay recovery room
- 12 cubicle surgery admission/discharge rooms

Admission and Discharge Cubicle

Operating Room

Recovery Room Bays

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Heywood Hospital: Rendering of the New Surgical Pavilion

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Surgical Pavilion Community Benefits

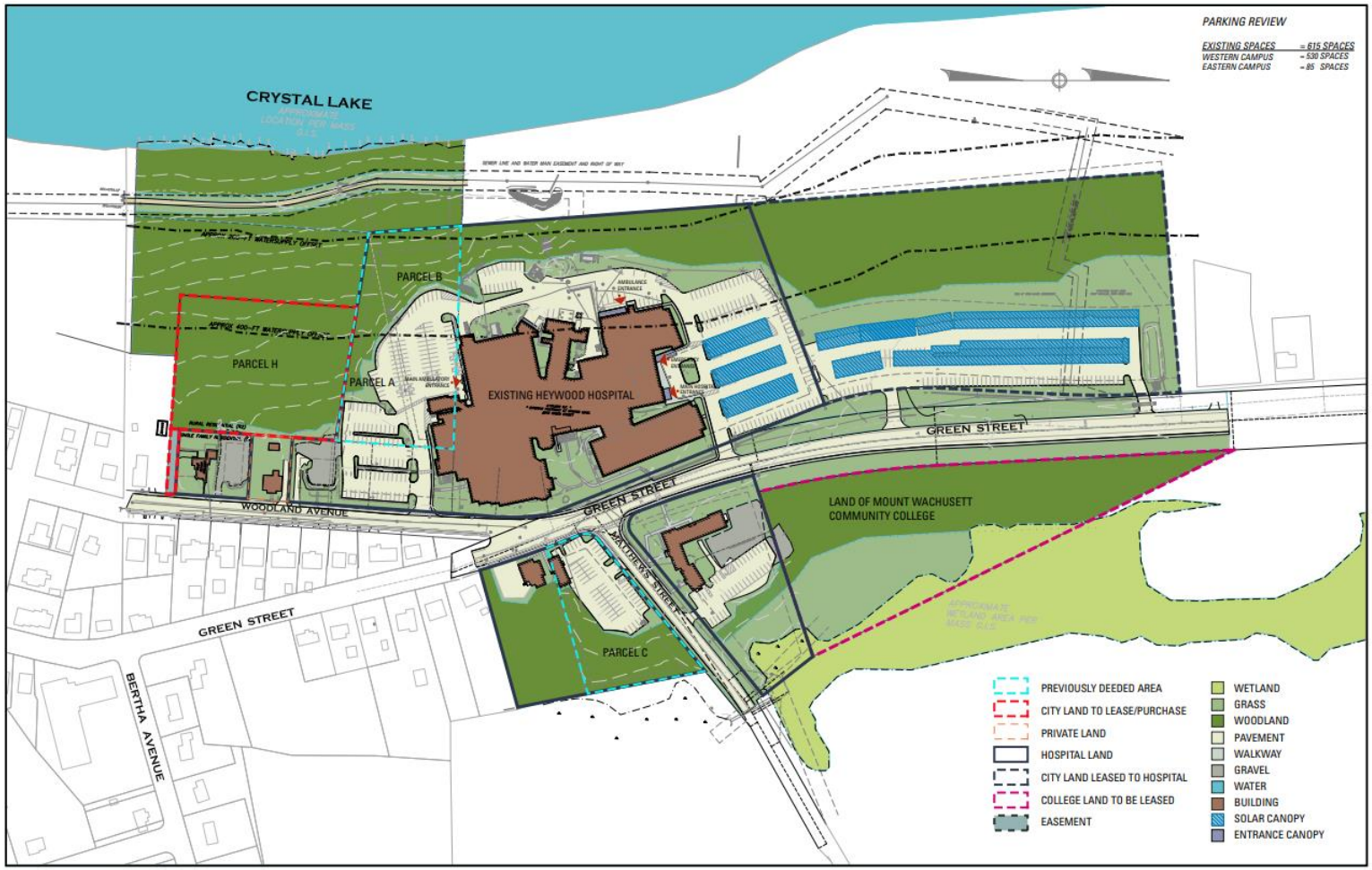
- Improve current infrastructure to support volume & incremental growth
- Improve infrastructure to support local access to advanced technologies and innovative procedures (e.g., robotically-assisted prostatectomy, urogyn procedures)
- Long-term health system financial viability
- Maintain local control
- Economic contributor
- Attracts talent (physician & specialist recruitment)

Surgical Pavilion: Major Project Components

Location/Land Use and Justification-

- Parcels A, B, C, H / South Side

Heywood Hospital: Existing Site Plan



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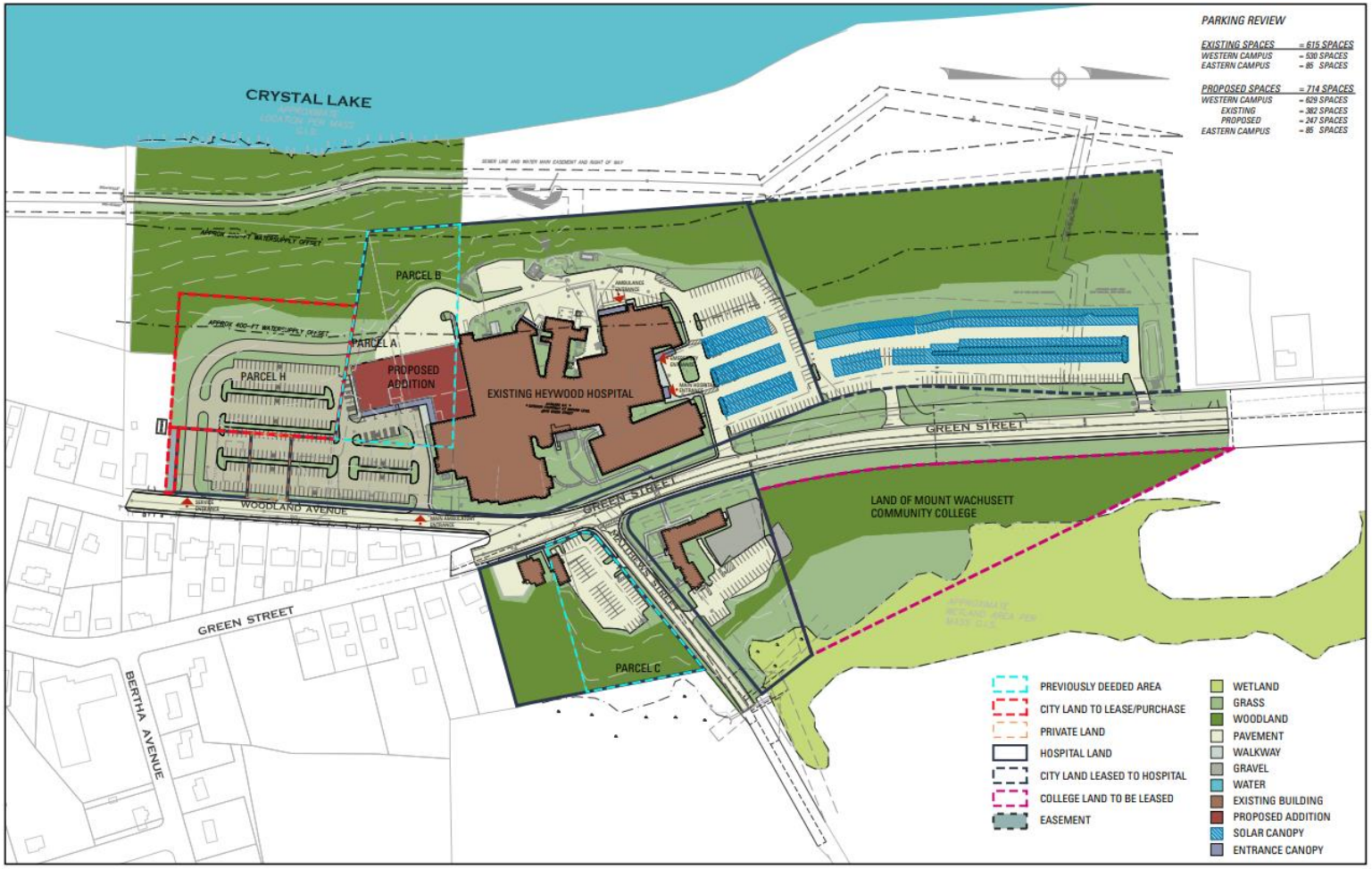
Heywood Hospital: Proposed Near Term Improvements



Heywood Healthcare

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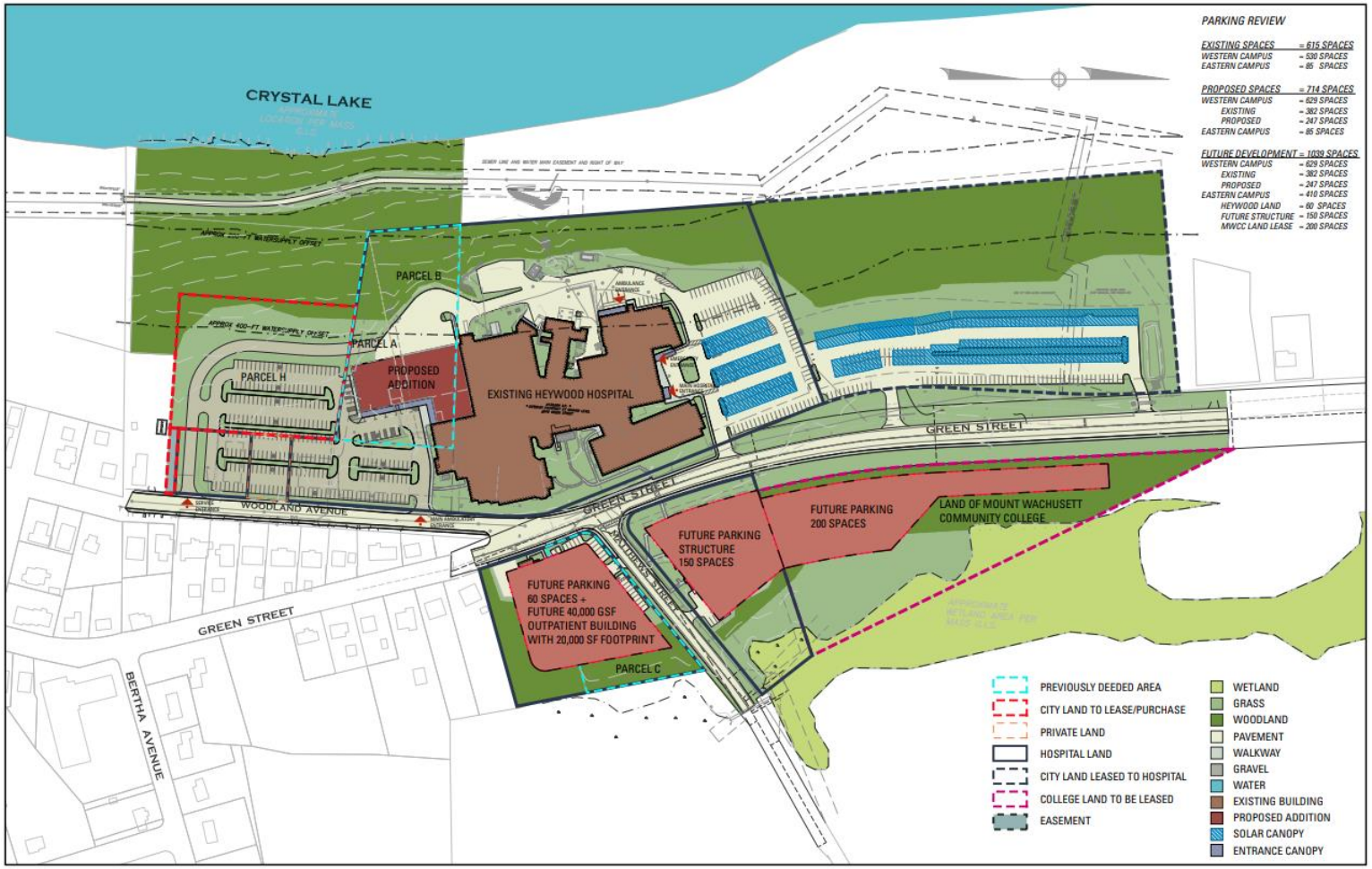
Heywood Hospital: Long Term Master Site Plan



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Protecting the Environment & Watershed of Crystal Lake

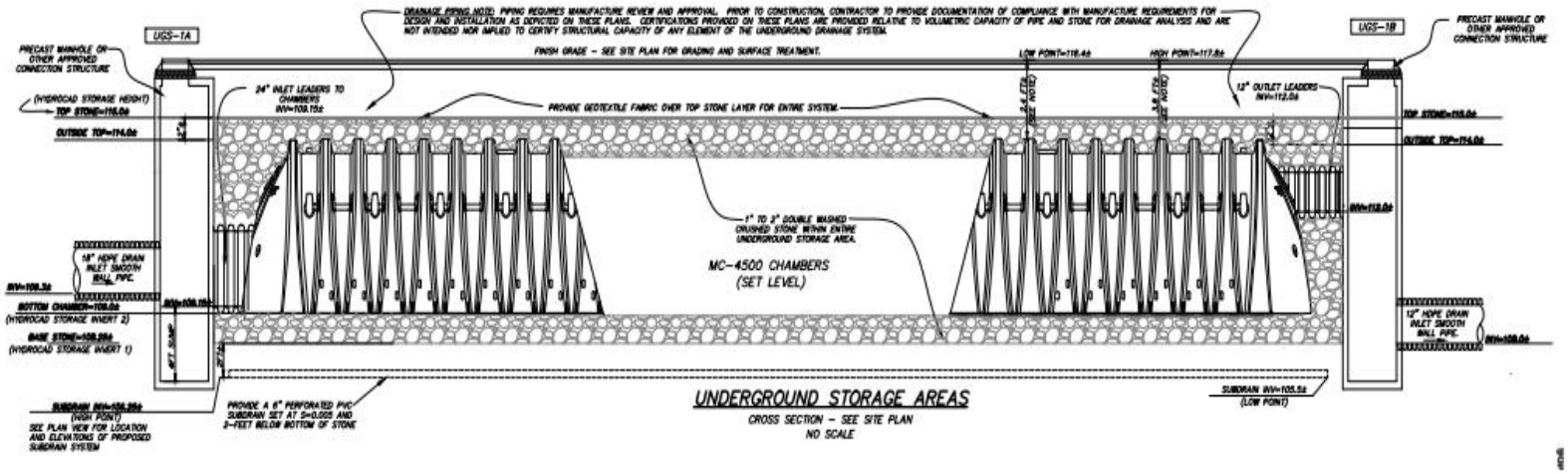
Chapter 675 Article V Sec. 550 F Use Regulations:

Part (2) Uses prohibited in Zone A, but allowed in Zone B and C+

e. Land uses that result in the rendering impervious of more than 15%, or more than 20% with artificial recharge, or 2,500 square feet of any lot, whichever is greater

The creation of new impervious area is outside Zone A. A Special Permit will be required from the Planning Board for the rendering impervious of more than 20% of the land, which will include artificial recharge as part of the drainage system, including measures for pretreatment of the storm water prior to infiltration.

Drainage Plans: Infiltration System



Heywood Healthcare

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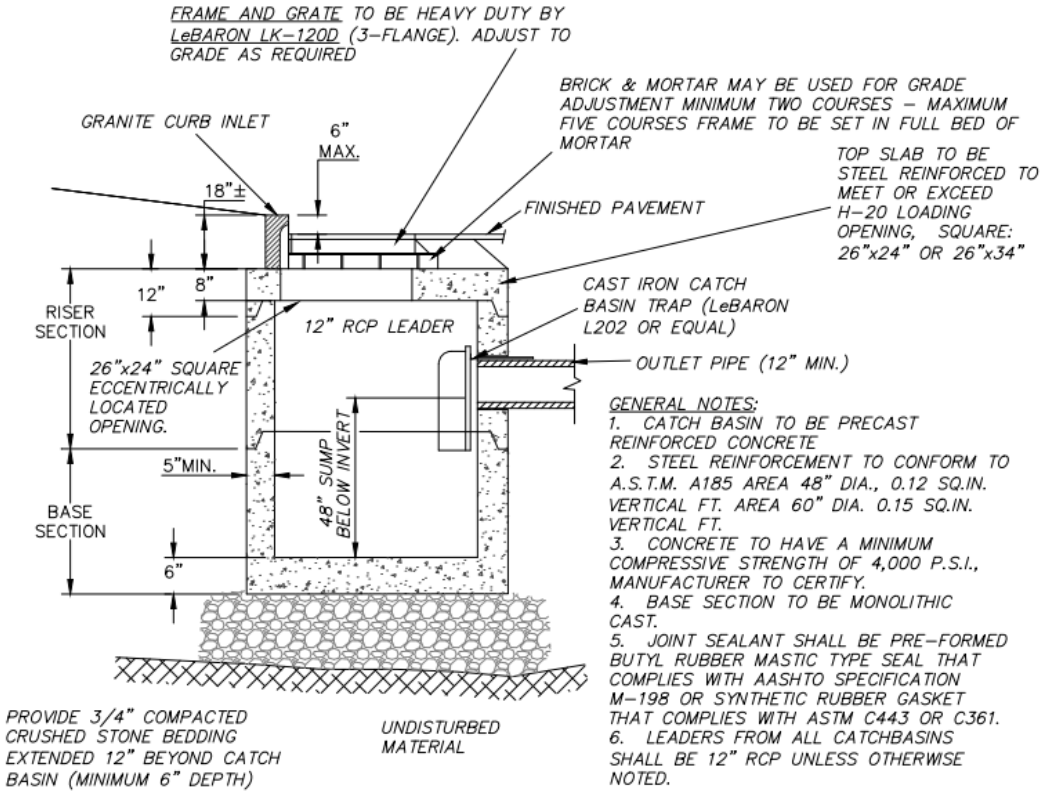
Drainage Plans: Deep Sump Catch Basin



TYPICAL PRECAST CATCH BASIN

WITH GRANITE CURB INLET
NO SCALE

Drainage Plans: Rain Garden

PLANTING LIST AND NOTES

APPROXIMATE SPECIES MIX

RED CHOKEBERRY	BLUEJOINT	COMMON JUNIPER	RIVER BIRCH	BLACK GUM
SWEET PEPPERBUSH	BROOMSEDGE	CREEPING JUNIPER	GRAY BIRCH	LONDON PLANE–TREE
RED OSLER DOGWOOD	FOX SEDGE	SPICEBUSH	WHITE ASH	SYCAMORE
SPINDLE TREE	TUFTED HAIRGRASS	BAYBERRY	GREEN ASH	EASTERN COTTONWOOD
WITCH HAZEL	MANNAGRASS	NORTHERN WILD RAISIN	MALDENHAIR TREE	SWAMP WHITE OAK
COMMON ST. JOHN'S WORT	ENGLISH IVY	ARROW–WOOD	HONEYLOCUST	SCARLET OAK
INKBERRY	BIRDSFOOT–TREFOLL	NINEBERK	EASTERN RED CEDAR	BUR OAK
WINTERBERRY	BEADFERN	RED MAPLE	SWEET GUM	PINE OAK
NANNYBERRY	JAPANESE PACHYSANDRA	SWITCH GRASS	LARGE PERIWINKLE	WILLOW OAK
REDTOP	SWEETSPIRE	SHADBUSH	COMMON PERIWINKLE	BALD CYPRESS

NOTES:

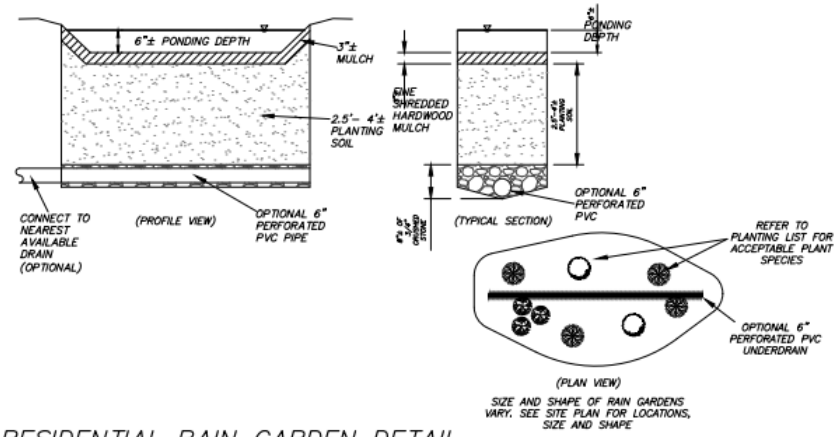
1. THE PLANTING PLAN SHALL INCLUDE A MIX OF HERBACEOUS PERENNIALS, SHRUBS AND (IF CONDITIONS PERMIT) UNDERSTORY TREES THAT CAN TOLERATE INTERMITTENT PONDING, OCCASIONAL SALINE CONDITIONS DUE TO ROAD SALT, AND EXTENDED DRY PERIODS.

2. INVASIVE OR EXOTIC SPECIES ARE PROHIBITIED

3. REFER TO MASSACHUSETTS STORMWATER HANDBOOK (VOLUME 2, CHAPTER 2) FOR ADDITIONAL INFORMATION REGARDING PLANT SPECIES SUITABLE FOR USE IN BIORETENTION.

PLANTING SOIL NOTES

1. THE SOIL MIX SHALL BE A MIXTURE OF SAND COMPOST AND SOIL AS FOLLOWS: 40% SAND, 20–30% TOPSOIL AND 30–40% COMPOST.
2. THE SOIL MIX MUST BE UNIFORM, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN 2". CLAY CONTENT SHALL NOT EXCEED 5%
3. SOIL PH SHOULD BE BETWEEN 5.5–6.5
4. USE SOILS WITH 1.5% TO 3% ORGANIC CONTENT AND MAXIMUM 500–PPM SOLUBLE SALTS.
5. THE SAND COMPONENT SHALL BE GRAVELLY SAND THAT MEETS ASTM D422.
6. THE TOPSOIL COMPONENT SAHLL BE A SANDY LOAM, LOAMY SAND OR LOAM TEXTURE.
7. THE COMPOST COMPONENT MUST BE PROCESSED FROM YARD WASTE IN ACCORDANCE WITH MASS DEP GUIDELINES. THE COMPOST SHALL NOT CONTAIN BIOSOLIDS.

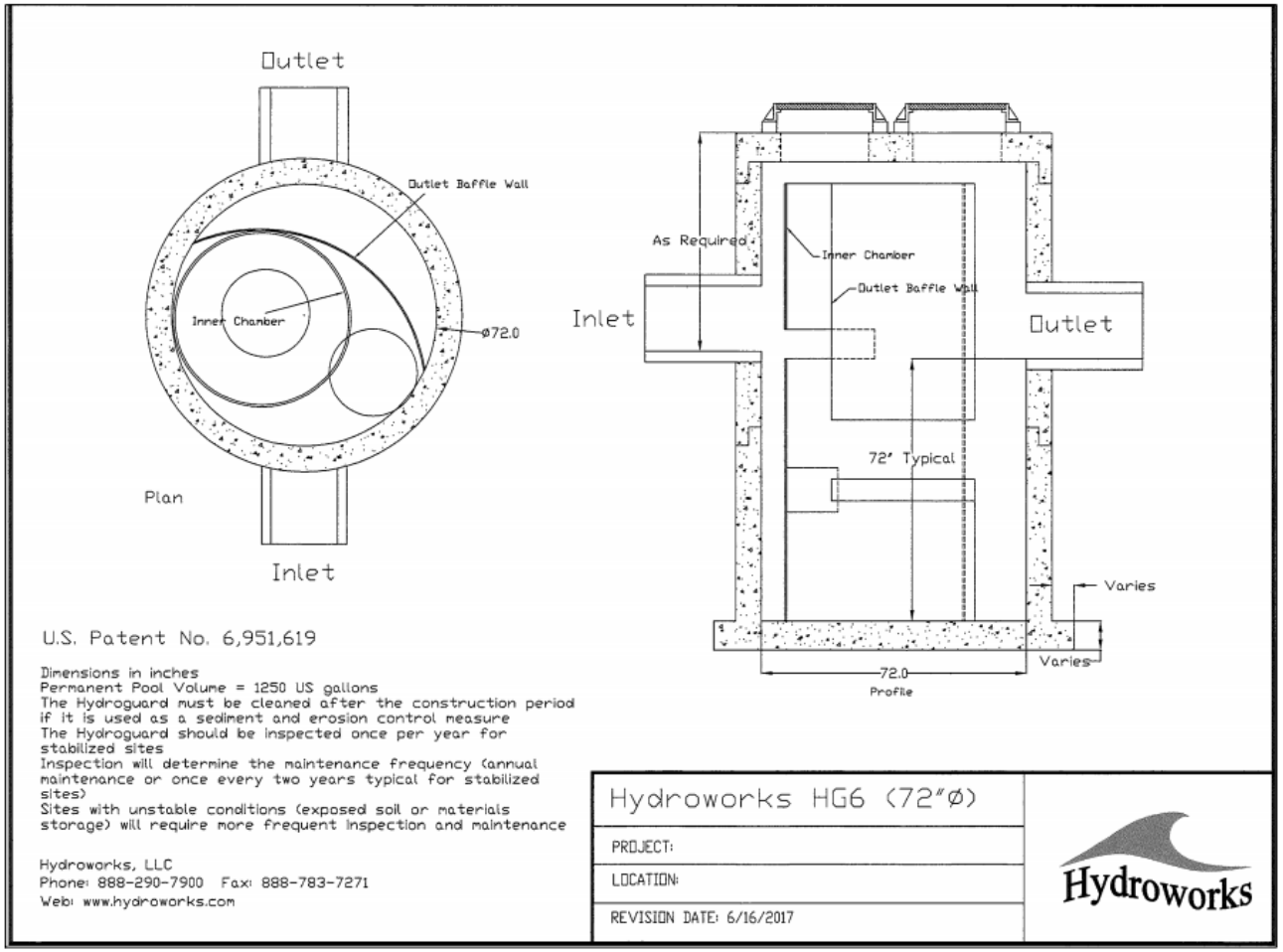


SIZE AND SHAPE OF RAIN GARDENS VARY. SEE SITE PLAN FOR LOCATIONS, SIZE AND SHAPE

RESIDENTIAL RAIN GARDEN DETAIL

(NO SCALE)

Drainage Plans: TSS Removal Device



Heywood Healthcare

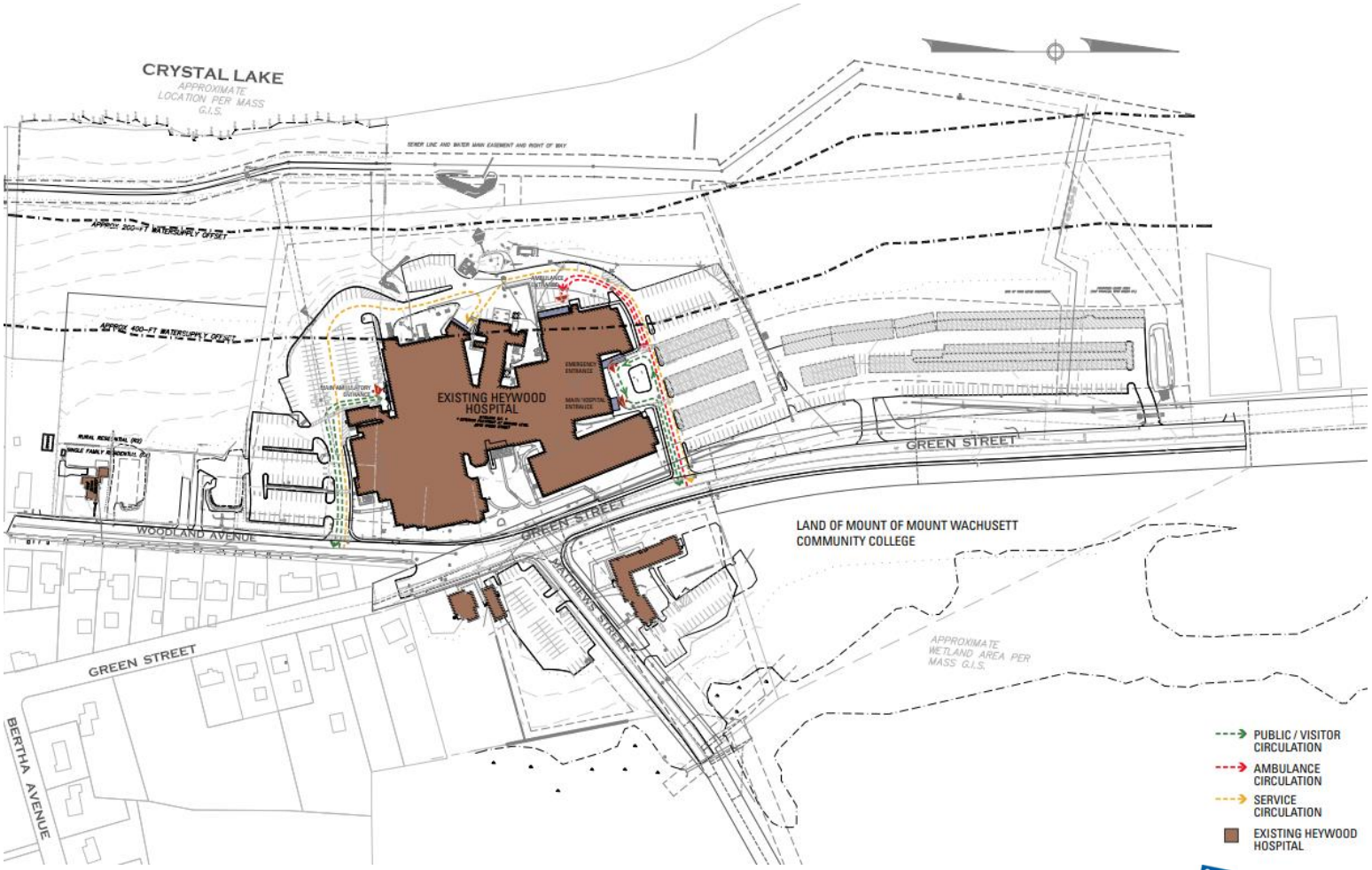
ATHOL HOSPITAL | HEYWOOD HOSPITAL | HEYWOOD MEDICAL GROUP | QUABBIN RETREAT

Parking Capacity and Safe Circulation

- Parking Study conducted by Walker forecasts need for additional 360 parking spaces in next 5 years
- Parking expansion on south side of hospital. Studies for future parking on east side of Green Street.
  - Existing Spaces: 615
  - Proposed Spaces: 714
  - Future Development: 1039

- Rectify delivery traffic safety issue by creating perimeter access to campus to accommodate an average of 20 delivery vehicles per day

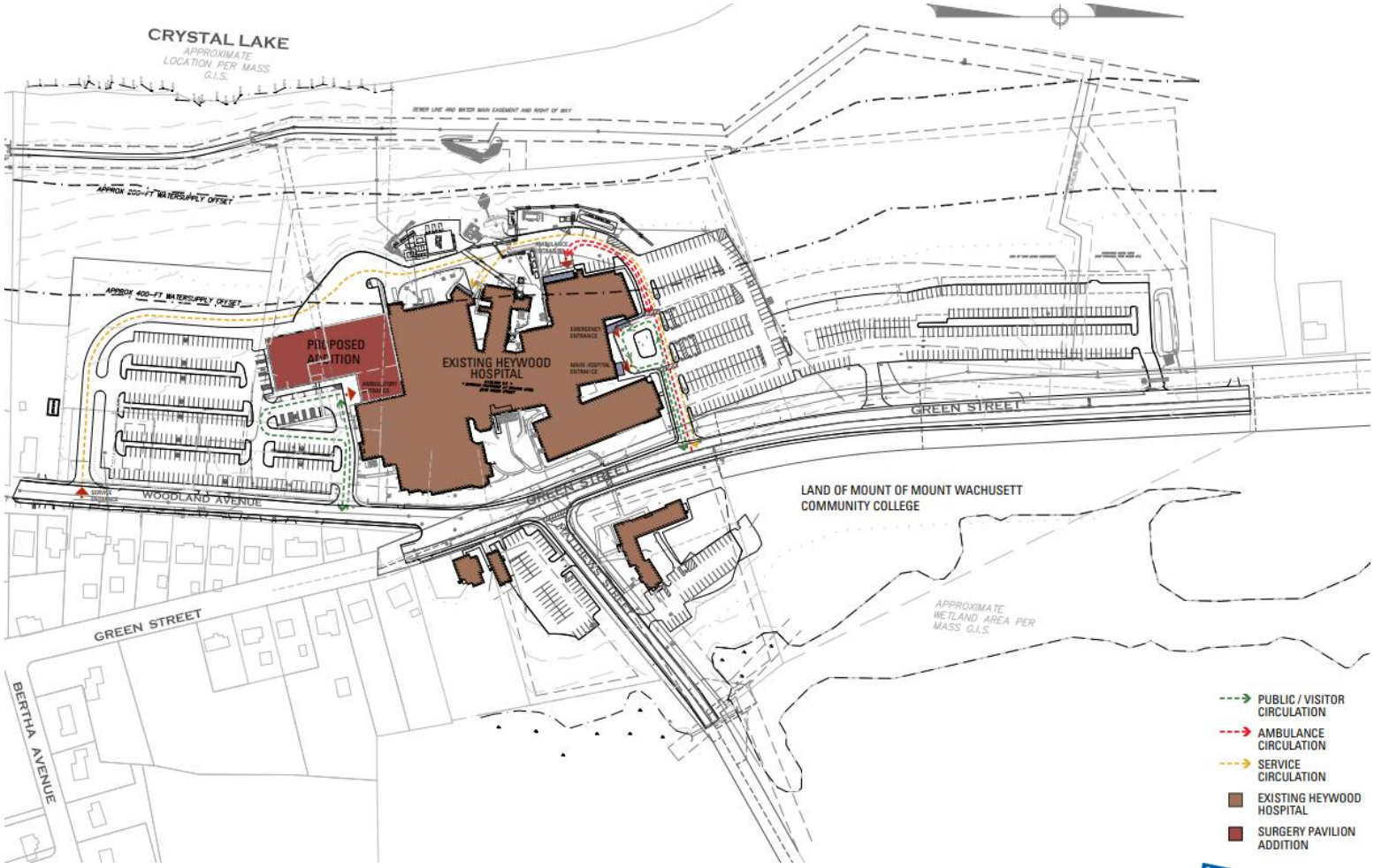
Heywood Hospital: Existing Circulation



Heywood Healthcare

ATHOL HOSPITAL | HEYWOOD HOSPITAL | HEYWOOD MEDICAL GROUP | QUABBIN RETREAT

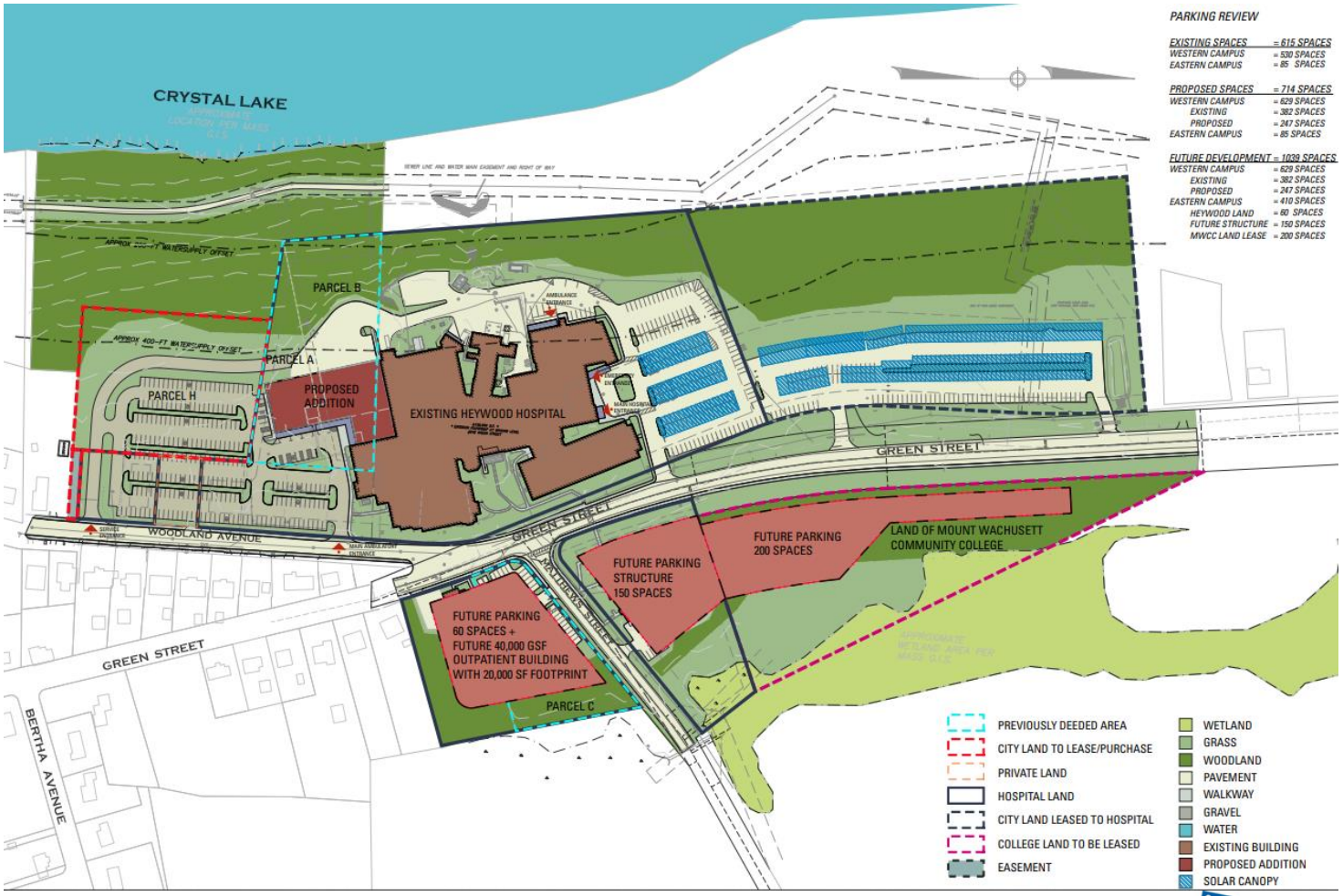
Heywood Hospital: Proposed Circulation



Heywood Healthcare

ATHOL HOSPITAL | HEYWOOD HOSPITAL | HEYWOOD MEDICAL GROUP | QUABBIN RETREAT

Heywood Hospital: Long Term Parking Plan



Heywood Healthcare

ATHOL HOSPITAL | HEYWOOD HOSPITAL | HEYWOOD MEDICAL GROUP | QUABBIN RETREAT

Questions

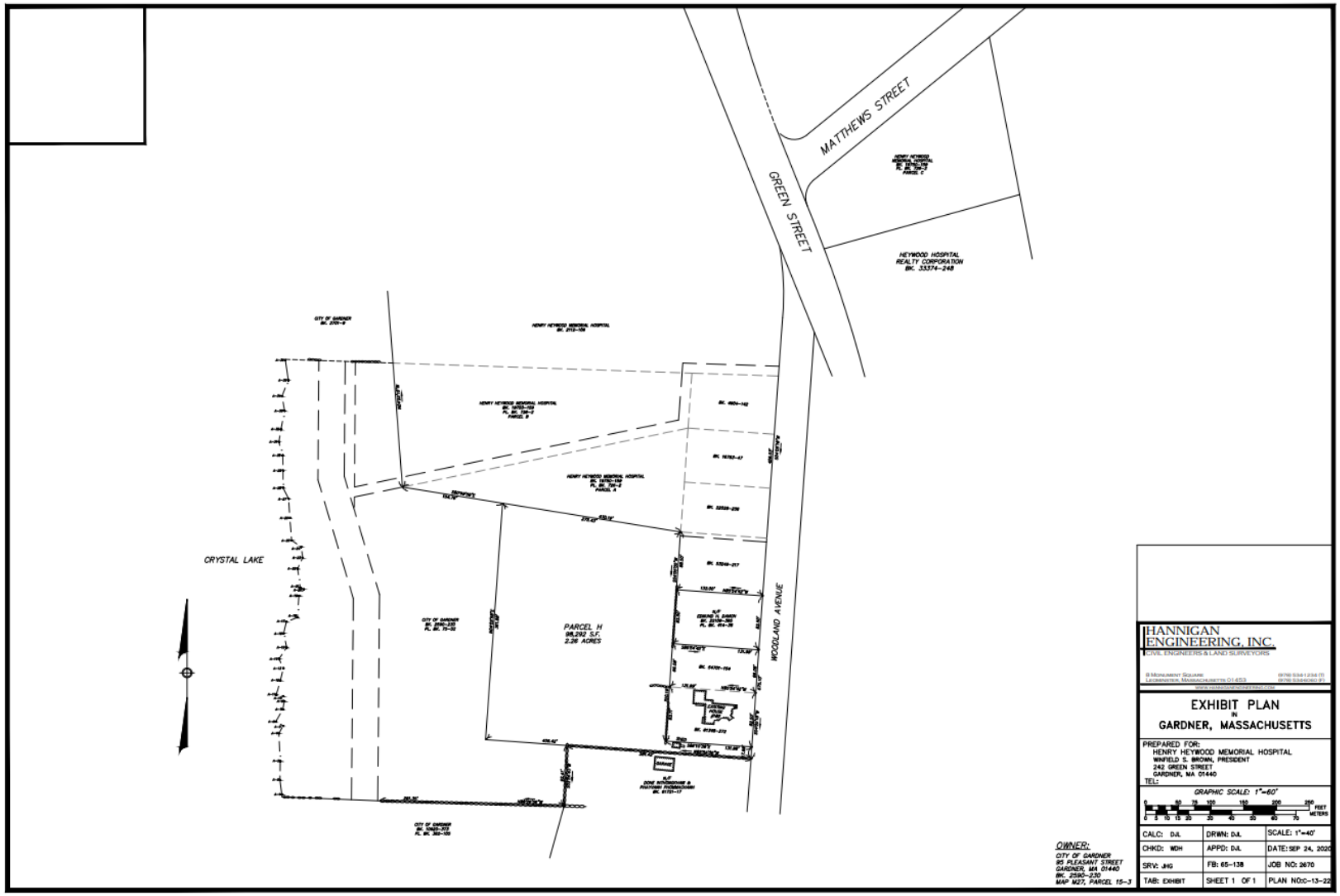
Appendix

- Exhibit Plan

- Community Health Needs Assessment

  https://www.heywood.org/files/dmfile/2018-heywood-healthcare-community-health-needs-assessment-full-report1.pdf

Exhibit Plan



AUTHORIZE LIFTING DEED RESTRICTION

VOTED: To authorize the Mayor to lift the deed restrictions to land deeded by the City of Gardner to Henry Heywood Hospital, as shown in deed recorded on March 26, 1998, with the Worcester District Registry of Deeds, in Book 1950, Page 160, with regards to Parcels A, B and C and the limitation to vehicular parking, loading areas and access driveway, and that the Mayor is authorized to take any other action necessary or convenient to carry out this vote.

6-3

City of Gardner, *Executive Department*

Michael J. Nicholson, Mayor

RECEIVED
2020 SEP 28 AM 11:45
CITY CLERK'S OFFICE
GARDNER, MA

September 24, 2020

The Honorable Elizabeth J. Kazinskas, President
And City Councilors
Gardner City Hall
95 Pleasant St., Rm 121
Gardner, MA 01440

RE: Request from Heywood Hospital to Lift Deed Restriction

Dear President Kazinskas and Councilors,

As a part of their long term planning process, Heywood Hospital has reached out to my office to request that a deed restriction listed on land that the City deeded to the Hospital on January 26, 1998, limiting the use of the property to vehicular parking, loading area, and access driveways.

A copy of their request, as well as a copy of the deed are attached to this letter.

Heywood Hospital is a vital resource to our community and I am happy to see that they are looking to continue to invest in our City.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

City Hall, 95 Pleasant Street, Room 125, Gardner, Massachusetts 01440
Telephone: (978) 630-1490 • Facsimile (978) 630-3778 • Email: mayor@gardner-ma.gov

6-3

Heywood Hospital

Member of the Heywood Healthcare Family

September 24, 2020

Michael J. Nicholson, Mayor
City of Gardner
95 Pleasant Street
Gardner, MA 01440

Dear Mayor Nicholson,

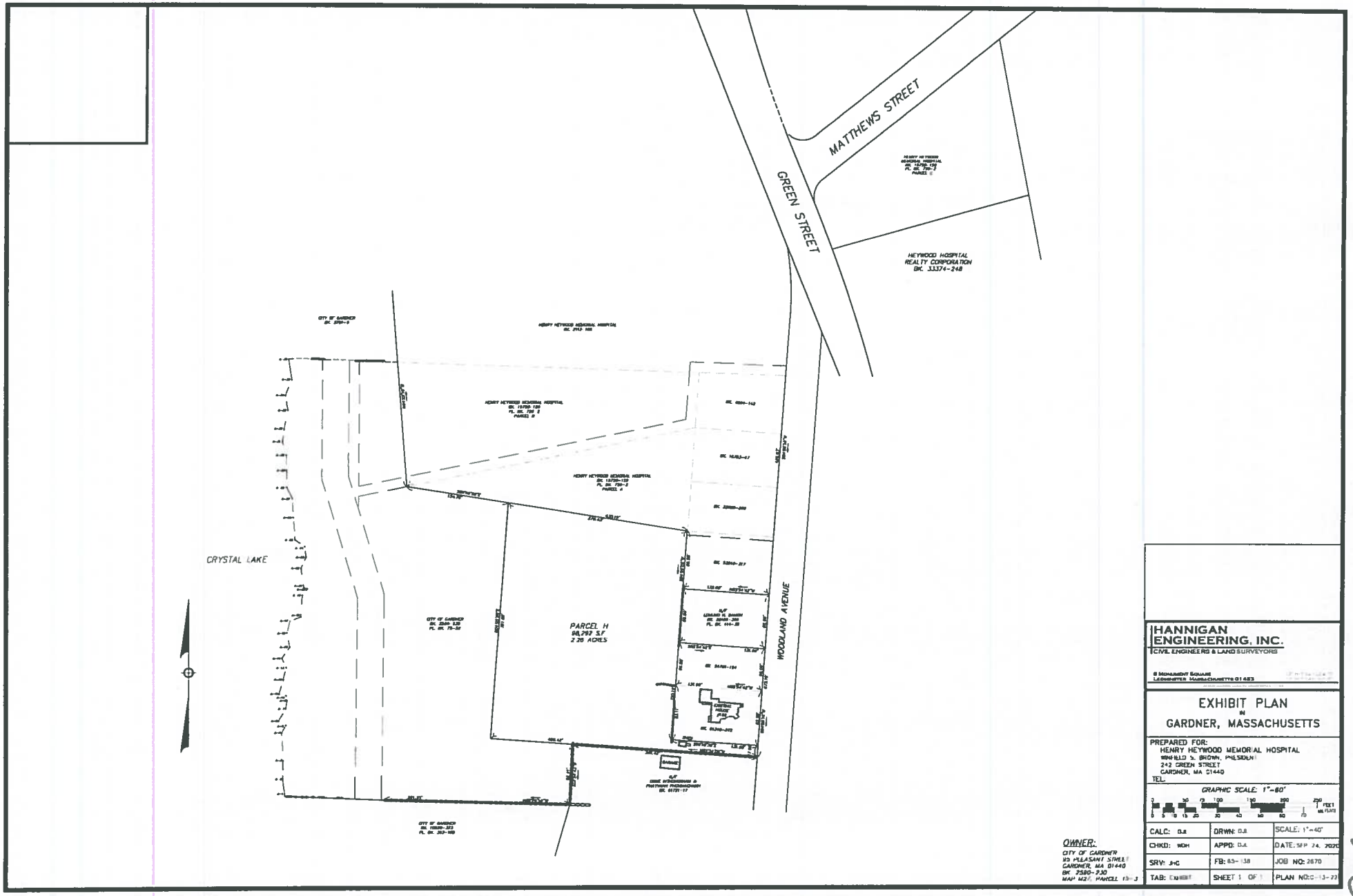
Heywood Hospital respectfully requests removal of deed restrictions to land deeded by the City of Gardner to Henry Heywood Hospital, on January 26, 1998, as shown in Book 1950, page 160. Heywood Hospital requests removal of restrictions on Parcels A, B, and C, which are currently limited to vehicular parking, loading areas and access driveways.

See attached, exhibit A.

Respectfully Submitted,

Win Brown

Win Brown, President and CEO
Heywood Healthcare


MATTHEWS STREET
GREEN STREET
HEYWOOD HOSPITAL
REALTY CORPORATION
BK. 33374-248
WOODLAND AVENUE
CRYSTAL LAKE
PARCEL H
98,797 S.F.
2.26 ACRES
HANNIGAN
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
EXHIBIT PLAN
IN
GARDNER, MASSACHUSETTS
PREPARED FOR:
HENRY HEYWOOD MEMORIAL HOSPITAL
242 GREEN STREET
GARDNER, MA 01440
GRAPHIC SCALE: 1"=80'
CALC: DJI
DRWN: DJI
SCALE: 1"=40'
CHKD: WDH
APPD: DJI
DATE: SEP 24, 2020
SRV: J+C
FB: 63-138
JOB NO: 2670
TAB: Exhibit
SHEET 1 OF 1
OWNER:
CITY OF GARDNER
95 PLEASANT STREET
GARDNER, MA 01440
BK. 7580-230
MAP M27, PARCEL 13-3

6-3

6-3

38125

The INHABITANTS of the CITY OF GARDNER, a municipal corporation organized and existing under the laws of the Commonwealth of Massachusetts;

for consideration paid, and in full consideration of TWENTY FOUR THOUSAND FIVE HUNDRED ($24,500.00) DOLLARS,

grant to HENRY HEYWOOD MEMORIAL HOSPITAL of 242 Green Street; Gardner, , Worcester County, Massachusetts,

with Quitclaim Covenants, the land in the City of Gardner, County of Worcester, Commonwealth of Massachusetts, bounded and described as follows:

Property Address: Land off Woodland Avenue; Green Street & Matthews Street; Gardner, Massachusetts

Parcel A

A certain parcel of land situated off the westerly side of Woodland Avenue, in Gardner, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at the northeasterly corner thereof, at a drill hole at the end of a stone wall at land of Henry Heywood Memorial Hospital, and at the southeasterly corner of other land of the City of Gardner, being shown as Parcel "B" on a plan hereinafter referred to, said drill hole being located North 85° 54' 42" West, along a line that divides two parcels of said Hospital land, a distance of 132.00 feet from an iron pin in the westerly line of Woodland Avenue;

THENCE South 03° 45' 46"West, by said Hospital land 82.48 feet to a drill hole at a corner of land of David H. Gill;

THENCE South 04° 26' 23" West, by said Gill land 76.50 feet to a corner of other land of the City of Gardner, the preceding two courses being by a stone wall;

THENCE North 80° 49' 58" West, by said city land 430.19 feet to an iron pin at a corner of land of the first mentioned City of Gardner and Parcel "B" on said plan;

THENCE North 78° 19' 58" East, by said City land and Parcel "B" 445.23 feet to a drill hole at land of the first mentioned Henry Heywood Memorial Hospital and the point of beginning.

Containing 0.782 acres or 34,098 square feet.

98 MAR 26 AM 9:41

No Right of Way is herein granted, nor is any by necessity to be implied. The grantee herein has access to a public road over other adjoining land owned by them.

Being shown as Parcel "A" on a plan entitled: Plan of Parcels Prepared For the City of Gardner, Gardner, MA, Scale: 1 inch = 60 feet, July 16, 1997, Szoc Surveyors, 32 Pleasant St., Gardner, MA, Tel. (508) 632-0233, to be recorded herewith in Worcester District Registry of Deeds, Plan Book 726 plan 2

Being a portion of the premises granted to the City of Gardner by deed of Henry E. Heywood et al dated September 6, 1933 and recorded in Worcester District Registry of Deeds, Book 2590, Page 230.

Parcel B

A certain parcel of land situated off the westerly side of Woodland Avenue, in Gardner, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at the southeasterly corner thereof, at a drill hole at the end of a stone wall at land of Henry Heywood Memorial Hospital, and at the northeasterly corner of other land of the City of Gardner, being shown as Parcel "A" on a plan hereinafter referred to, said drill hole being located North 85° 54' 42" West, by a line that divides two parcels of said Hospital land, a distance of 132.00 feet from an iron pin in the westerly line of Woodland Avenue;

THENCE South 78° 19' 58" West, by said City land and Parcel "A", 445.23 feet to an iron pin at a corner of other land of the City of Gardner;

THENCE North 04° 22' 10" West, by said City land 190.00 feet to a drill hole in a stone wall at a corner of land of Henry Heywood Memorial Hospital;

Please Return To:
John F. Bohman, Esq.
P.O. Box 429
Gardner, MA 01440

THENCE South 88° 03' 32" East, partly by a stone wall, 456.77 feet;
THENCE South 04° 05' 18" West, 84.15 feet to a drill hole at the northeasterly corner of the aforementioned Parcel "A", and the point of BEGINNING, the preceding two courses being by said hospital land.
Containing 1.404 acres or 61,159 square feet.

No Right of Way is herein granted, nor is any by necessity to be implied. The grantee herein has access to a public road over other adjoining land owned by them.

Being shown as Parcel "B" on a plan entitled: Plan of Parcels Prepared For the City of Gardner, Gardner, MA, Scale: 1 inch = 60 feet, July 16, 1997, Szoc Surveyors, 32 Pleasant St., Gardner, MA, Tel (508) 632-0233, to be recorded herewith in Worcester District Registry of Deeds.

Being a portion of the premises granted to the City of Gardner by deed of Henry E. Heywood et al dated September 6, 1933 and recorded in Worcester District Registry of Deeds, Book 2590, Page 230.

Parcel C

A certain parcel of land situated at the southeasterly intersection of the easterly line of Green Street with the southerly line of Matthews Street, in Gardner, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at the southwesterly corner thereof, at a point in the easterly line of Green Street, at a corner of land of Ann H. Damon;
THENCE northerly by a curve to the left having a radius of 1934.86 feet, an arc length of 40.46 feet to a point of tangency;
THENCE North 21° 51' 05" West, 29.76 feet to a bound at a point of curvature of a curve that rounds the southeasterly intersection of the easterly line of Green Street with the southerly line of Matthews Street, the preceding two courses being by the said line of Green Street;
THENCE northerly and northeasterly by a curve to the right, having a radius of 35.00 feet, an arc length of 44.41 feet to a point of tangency in the southerly line of Matthews Street;
THENCE North 50° 50' 25" East, by said street line 345.12 feet to a corner of other land of the City of Gardner, the grantor herein;
THENCE South 10° 54' 46" East, partly by a stone wall 245.14 feet to a drill hole at a corner of stone walls at a corner of land of the first mentioned Ann H. Damon;
THENCE South 74° 31' 03" West, by said Damon land and partly by a stone wall 309.90 feet to the easterly line of Green Street and the point of beginning.
Containing 1.255 acres or 54,692 square feet.

Being shown as Parcel "C" on a plan entitled: Plan of Parcels Prepared For The City of Gardner, Gardner, MA, Scale: 1 inch = 60 feet, July 16, 1997, Szoc Surveyors, 32 Pleasant St., Gardner, MA, Tel (508) 632-0233, to be recorded herewith in Worcester District Registry of Deeds.

Being a portion of the premises granted to the City of Gardner by deed of Heywood Farm, Inc. dated July 29, 1937 and recorded in Worcester District Registry of Deeds, Book 2701, Page 9.

This grant is made with the restriction that the use of the above described Parcels A, B and C shall be limited to vehicular parking, loading area and access driveways.

This conveyance complies with Massachusetts General Laws Chapter 44 Section 63A.

Property Address: Land off Woodland Avneue; Green Street 7 Matthews Street; Gardner, Massachusetts

Please Return To:
John F. Bohman, Esq.
P.O. Box 429

6-3

BOOK 19760 PAGE 161

Witness my hand and seal this 26th day of January, 1998

CITY OF GARDNER

By Charles J. Manca
Mayor

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. January 26, 1998

Then personally appeared the above named Charles J. Manca, Mayor of the City of Gardner, and acknowledged the foregoing instrument to be the free act and deed of the Inhabitants of the City of Gardner and his own free act and deed, before me

Henry Longellis
Notary Public

My Commission Expires: 8-3-01

Property Address: Land off Woodland Avenue; Green Street & Matthews Street in Gardner, Massachusetts

Gardner
3/26/98

Please Return To:
John F. Bohman, Esq.
P.O. Box 429
Gardner, MA 01440

ATTEST: WORC. Anthony J. Vigliotti, Register

6-3

Alan Agnelli

From: Elizabeth Kazinskas
Sent: Monday, September 28, 2020 4:32 PM
To: Mayor
Cc: Alan Agnelli
Subject: Re: Deed restriction removal costs

Thank you, Mayor Nicholson.

Clerk Agnelli,
Please forward this information to the City Council and include it in the packet for the Finance Committee Meeting on Wednesday, 9/30, Informal Meeting on Thursday, 10/1, and Regular City Council Meeting on Monday, 10/5, relative to the HHMH items. Thank you!

Best,
Lizzy

Elizabeth Kazinskas
City Council President
Ward 2 City Councillor
City of Gardner
Cell: (978) 337-1533
ekazinskas@gardner-ma.gov

From: Mayor
Sent: Monday, September 28, 2020 1:19 PM
To: Elizabeth Kazinskas
Cc: Alan Agnelli
Subject: FW: Deed restriction removal costs

Madam President,

Please see the below correspondence from President Brown from Heywood Hospital.

Best,

Mike

Michael J Nicholson
Mayor, City of Gardner
95 Pleasant Street, Room 125
Gardner, MA 01440
(O) 978-630-1490

From: Brown, Win <win.brown@heywood.org>
Sent: Monday, September 28, 2020 1:04 PM

6-3

To: Mayor <Mayor@gardner-ma.gov>
Subject: Deed restriction removal costs

CAUTION: This email originated from a sender outside of the City of Gardner mail system. Do not click on links or open attachments unless you verify the sender and know the content is safe.
Dear Mike:

Should the City Council approve our request to lift the deed restrictions on Parcels A, B and C, Heywood Hospital will pay all fees associated with the recording of the lease amendments.

Sincerely,

Win Brown

--
Winfield S. Brown MHA, MSB, FACHE
President & Chief Executive Officer

Office: 978-630-6225
Fax: 978-630-6596
EA: Sharon Bonneau, sharon.bonneau@heywood.org
Direct: 978-630-6223