

PLANNING BOARD
REGULAR MEETING MINUTES

MARCH 12, 2019 at 7:15 p.m.

115 Pleasant Street, Room 203, Hubbard Conference Room, Gardner, MA

Members present: Allen L. Gross/*Chairman*, Robert J. Bettez, Sr. /*Vice-Chairman*, Laura Casker, Mark Schafron, Robert Swartz/*Members*, and Trevor Beauregard/*Director-City Planner*.

Members absent: *None.*

Also present: Chris Coughlin-*Engineering*, Christine Fucile-*DCDP*.

ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the Chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Director of Community Development & Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.

Mr. Gross called the meeting to order at 7:15 p.m.

1. MINUTES

✓ Vote to approve Regular Meeting Minutes of January 8, 2019.

Motion to accept and approve Planning Board Regular meeting minutes.

R. Bettez/M. Schafron

Vote - All in favor

2. PUBLIC MEETINGS CONTINUATION & OLD BUSINESS

2.1 MasRed Solar, LLC

2.2 Gardner Energy, LLC

2.3 Redzico, LLC

2.4 Imperial Blue Systems, LLC

2.5 Princeton Repower, LLC

Mr. Gross acknowledged the Peer Review report was received, as well as provided to the Developer to review. Mr. Gross commented the Developer has requested a continuation in order to allow time to study the Peer Review report.

Motion to grant extension for continuation, as requested by developer, until the next Planning Board meeting of April 9, 2019.

R. Swartz/M. Schafron.

Vote – All in favor.

3. OLD BUSINESS

3.1 Timpany Crossroads:

T. Beauregard explained he received the lighting plan, as requested, a short time after the last Planning Board meeting. Furthermore, he and C. Coughlin reviewed the Lighting Plan, and it

was found there are a couple areas of darkness where the light was not reaching. T. Beauregard contacted the Engineer and recommended he shift the location of the light on the western most island to the west to light up the entire edge of the parking lot. Also, suggested a double head light to be placed on top of a concrete base inside the center of the parking lot.

3.2 Wilder Brook Subdivision:

T. Beauregard said there is nothing new to report since the last Planning Board meeting.

3.3 Cedar Hills Solar Definitive Plans

- a) *Definitive Plans*
- b) *Conditional Release of Covenant*

Mr. Gross indicated, as voted previously, a continuation was granted until the next Planning Board meeting scheduled for April 9, 2019.

3.4 Planning Board Rules Governing Special Permits

Mr. Gross noted the Public Hearing before this meeting, and once again asked if the Board had any additional questions. There were no further discussions.

Motion to adopt the changes, as presented, to the City of Gardner “Rules Governing Special Permits” including revised fees.

R. Swartz/M. Schafron.

Vote – All in favor.

3.5 Planning Board Fee Schedule

T. Beauregard noted this was addressed at the last Planning Board meeting at which time was approved, and will be placed on the City’s website along with the Rules Governing Special Permits.

3.6 Zoning Map Update and Discussion

T. Beauregard explained he worked with the GIS coordinator to insure all the newest additions were approved by the City Council, and placed on the City’s website. A list of updates were provided to all Board members.

4. NEW BUSINESS

None.

5. ANNOUNCEMENT~~NEWS~~ARTICLES~~EVENTS:

5.1 Next Planning Board meeting: April 9, 2019 at 7 p.m.

Adjournment

Motion to adjourn.

R. Bettez/M. Schafron.

Vote -All in

favor.

The meeting adjourned at 7:21 p.m.

All documents referenced or used during the meeting are part of the official record and are available in the Department of Community Development and Planning pursuant to the Open Meeting and Public Records Law.
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