

**PLANNING BOARD**  
**REGULAR MEETING MINUTES**

**APRIL 9, 2019 at 7:00 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/*Members*, and Trevor Beauregard/*Director-City Planner*.

**Members absent:** *Robert Swartz.*

**Also present:** Chris Coughlin-*Engineering*, Christine Fucile-*DCDP*, Members of the Public.

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 7:00 p.m.***

**1. MINUTES**

- ✓ Vote to approve Public Hearing Meeting Minutes of March 12, 2019.
- ✓ Vote to approve Regular Meeting Minutes of March 12, 2019

***Motion to accept and approve Planning Board Public Hearing and Regular meeting minutes as presented.***

***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 stated the Developers have requested another extension. The reason for this extension is a matter concerning their negotiations with National Grid.

T. Beauregard added there already was an agreement in place with National Grid, but due to the timeline obtaining overlay approval, once the Developers went back to initiate the agreement,

National Grid said they needed to re-evaluate since things have changed. National Grid did not give them a timeline to resolve this matter.

***Motion to grant extension for continuation, as requested by the Developers, until the next Planning Board meeting of May 14, 2019.***

***M. Schafron/R. Bettez.***

***Vote – All in favor.***

L. Casker noted there are a lot of ongoing issues and discrepancies, and questioned if there will be any resolutions to these issues, as well as an update from the Conservation Commission. T. Beauregard replied he is in touch with the Conservation Agent on a daily basis and will keep the Board informed.

### **3. OLD BUSINESS**

#### **3.1 Timpany Crossroads:**

T. Beauregard met with the proponent, and again informed the necessity for the landscape and signage plans, as well as the elevations.

T. Beauregard said the escrow for the Road Safety Audit (RSA) has been received, and asked C. Coughlin when he thought he might want to implement the audit. C. Coughlin replied possibly late summer / early fall.

T. Beauregard noted the proponent applied for a foundation only permit currently to get started on the site.

#### **3.2 Wilder Brook Subdivision:**

T. Beauregard commented has not heard back regarding a beaver management plan. In addition, they have not reached out to the DPW either.

#### **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 May 14, 2019.

### **4. NEW BUSINESS**

#### **Ordinance:**

*T. Beauregard stated there are a few items in Section 675-1070, Marijuana Establishments the Planning Board should consider recommending to the City Council.*

- **Under Section C (a):** This section was originally taken from the adult entertainment zoning with regard to a nonconforming residential dwelling that has not been abandoned or unoccupied for a period of two years. T. Beauregard remarked that there are many nonconforming dwellings in the City of Gardner making it difficult to locate any of these facilities. T. Beauregard indicated it is the opinion of himself and the Building Commissioner this section is too restrictive and should be taken out of the zoning ordinance.
- **Under Section C (9c):** This section needs a modification as the clause is confusing. Therefore, the sentence that reads “*shall not exceed the number of registered medical*

*marijuana treatment centers in Gardner engaged in the same type of activity” should be removed to now read “The number of Marijuana Establishments shall not prevent the conversion of a medical marijuana treatment center licensed or registered no later than July 1, 2017 to a marijuana establishment engaged in the same type of activity”.*

The revised version remains in compliance with state regulations.

T. Beauregard commented if the Board is in agreement, he will submit a letter to the City Council requesting the amendments to the code in order to start the planning process.

***Motion to recommend amendments to the code as presented to the City Council for adoption and request a joint public hearing.***

***L. Casker/M. Schafron.***  
***favor.***

***Vote – All in***

***ANR (Approval Not Required):***

T. Beauregard acknowledged the Registry of Deeds “Recording of Plans” annual form was received for signatures.

***Motion to approve ANR signatures as presented and allow the Director and City Engineer to sign on Planning Board’s behalf.***

***L. Casker/M. Schafron.***

***Vote – All in favor.***

<b>5. ANNOUNCEMENT~~NEWS~~ARTICLES~~EVENTS:</b>
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**5.1** Next Planning Board meeting: May 14, 2019 at 7 p.m.

**Adjournment**

***Motion to adjourn.***

***R. Bettez/M. Schafron.***  
***favor.***

***Vote -All in***

**The meeting adjourned at 7:16 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.