

REGULAR MEETING MINUTES

October 20, 2021

115 Pleasant Street, Gardner, MA 01440

Hubbard Conference Room

Members Present: Ronald Cormier-Chairman, Neil Janssens, Timothy Horrigan, M. Paul Carlberg – Members, and Trevor Beauregard

Members absent: Paul Tassone

Also Present: Christine Fucile and Jessica DeRoy

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.

Call to Order:

Mr. Cormier called the meeting to order at 8:30 am.

1. Minutes

Motion to approve the July 21, 2021 and August 25, 2021 minutes as written.

T. Horrigan/P. Carlberg

Vote – All in Favor

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; N. Janssens, yes; P. Carlberg, yes

Count 4 yes

2. Old Business

2.1 Urban Renewal Plans > Downtown and Mill Street Corridor

Downtown:

Rear Main Street:

T. Beauregard stated that Lieutenant Governor will be visiting Gardner to make a formal announcement about grant funding for the Rear Main Street housing project, however the date is still pending. The grant funding will be utilized for water and sewer infrastructure, including drainage from the large

parking lot. The upper portion will be open space for gatherings, food trucks, etc. The main access point to the residential property is 122 Main Street

Cumberland Farms was concerned about their land conforming to zoning after donating two parcels of land to the project. EA Fish engineers have analyzed the property and determined that the property will still meet zoning requirements without the two parcels. The Rear Main Street property will remain under the ownership of the Gardner Redevelopment Authority (GRA). The 56 unit apartment building will be a mixture of market rate, workforce, and affordable housing. Once the formal announcement for funding is made, the bidding process can be conducted this winter, with construction starting in Spring 2022.

Parker Street:

T. Beaugard stated that formal funding approvals have not been received yet, but should be mentioned during the visit from the Lieutenant Governor. These apartments will be market rate housing. Timeline should be the same as the Rear Main Street project.

Willow/Main Street:

T. Beaugard said the Land Disposition Agreement is being reviewed by the developer. Once this agreement is finalized, the development can begin.

Mill Street Corridor:

T. Beaugard spoke with Tetramed regarding their progress and payments. Tetramed is on a ten year lease to buy plan.

2.2 140 S. Main Street:

T. Beaugard stated monitoring and testing still being conducted. There is interest in the property, but nothing new to report.

3. New Business

3.1 Financials for Accounts and Investments > All Statements Received

Motion to accept financials as presented.

T. Horrigan/N. Janssens

Vote – All in Favor

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; N. Janssens, yes; P. Carlberg, yes

Count 4 yes

3.2 Releaf - Summit Industrial Park

Definitive plans were presented to the Planning Board at the meeting Tuesday, October 19, 2021. If the Planning Board approves, the purchase and sale extension agreement can be signed and they can move forward on the facility.

3.3 Any new business to come before the board

No new business.

4. Announcements – Notices – Articles – Special Events:

Motion to place a double ad in the 2022 Greater Gardner Chamber of Commerce Calendar in the amount of \$250.00.

N. Janssens/ T. Horrigan

Vote – All in Favor

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; N. Janssens, yes; P. Carlberg, yes

Count 4 yes

- Next meeting scheduled for November 17, 2021 at 8:30 am.
- The annual Christmas luncheon will be held on December 15, 2021 at noon.

Motion to adjourn.

P. Carlberg/T. Horrigan

Vote – All in Favor

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; N. Janssens, yes; P. Carlberg, yes

Count 4 yes

The GRA adjourned at 9:17 am.

All documents referenced or used during the meeting are part of the official record and are available in the Gardner Redevelopment Authority office, Gardner City Hall Annex, Room 201, pursuant to the Open Meeting and Public Records Law.