

**GARDNER PLANNING BOARD
ANNUAL REPORT
Fiscal Year 2008
Robert L. Hubbard, Director**

The Planning Board's primary responsibility is regulating the subdivision of land and the laying out and construction of ways in subdivisions. The Rules And Regulations Governing The Subdivision of Land guides the review and approval of applications to subdivide land and install public infrastructure. The Planning Board also has authority to prepare plans of resources, possibilities and needs of the City and to make recommendations to the City Council.

In addition, the Planning Board enforces the Site Plan Review section of the City's Zoning Ordinance and serves as the Special Permit Granting Authority under the Zoning Ordinance for Infill Development, Planned Unit Developments, Water Supply Protection District, Open Space Residential Developments and the Development Overlay District. The Planning Board has primary responsibility for keeping the Zoning Ordinance up-to-date subject to approval by the Mayor and City Council.

The Board has five members appointed by the Mayor subject to confirmation by the City Council. The members are:

- Allen L. Gross Chairman
- Robert J. Bettez, Sr. Vice Chairman
- Laura M. Casker
- Peter J. Sabettini (appointed February 8, 2008)
- Mark M. Schafron (appointed June 16, 2008)
- Laurie J. Blacquiere (retired June 30, 2008)
- Stephen E. Cormier (retired December 31, 2007)

Mr. Gross represents the Gardner Planning Board on the Montachusett Regional Planning Commission.

The Planning Board is assisted by Robert L. Hubbard, Director of Community Development and Planning, Robert Hankinson, City Engineer and Terri Hillman, Administrative Assistant. Rules And Regulations Governing The Subdivision Of Land, Rules Governing Special Permits, and Rules Governing Site Plan Review are available on the City's web site – www.gardner-ma.gov, including all the relevant application forms and information on filing same.

The Planning Board generally meets on the second Tuesday of each month at 7 PM on the second floor of City Hall Annex. Meetings are recorded for later broadcast over the Gardner cable television station.

Approved Applications

The following applications were approved in Fiscal Year 2008:

- Heywood Hospital, 242 Green Street – Special Permit for expansion of an existing parking lot within the Water Supply Protection District.
- Ms. Kathryn Young, 55 Grant Street – Repetitive Petition to reapply to the Zoning Board of Appeals.
- Richmond Company, Inc., 231 – 265 Main Street – Definitive Site Plan for a Walgreens Pharmacy.
- Veteran Homestead, Inc. off Kelton Street on campus of Mount Wachusett Community College – Limited Site Plan for Northeast Veteran Training and Resource Center.
- Atlantic Development at corner of Main and Sherman Streets – Preliminary Site Plan and recommendation for City Council approval of Development Overlay District 1 for retail development in Industrial 1 Zoning District.
- Lisciotti Development, 354 Main Street and 369 Pine Street – recommendation for City Council approval of Development Overlay District 1 for retail development in Industrial 1 Zoning District.
- Mr. Norm Worrick, 384 Main Street – recommendation for City Council approval of Development Overlay District 1 for retail development in Industrial 1 Zoning District.
- Mr. Virgil D’Onfro, Chapelwoods Subdivision off Chapel Street – extension of time to complete construction of roadway until April 8, 2011.
- Mr. Brian Donell, Wilderbrook Estates Subdivision off Brookside Drive – extension of time to complete construction of roadways until April 13, 2011.

Applications Under Review

The following applications were under review at the end of Fiscal Year 2008:

- Ellshell Properties, corner of Timpany Blvd. and Union Street – Site Plan for retail development.
- Mahoney Brook Estates Subdivision off Betty Spring Road – Definitive Subdivision Plan for a 9-lot subdivision.
- Shawn Avenue – request from City Council for recommendation on acceptance of Shawn Avenue as a public way.

Update on Previously Approved Plans

- Eby Commercial Realty off Matthews Street – construction delayed on assisted living facility due to market conditions.
- Bailey Brook Subdivision off Clark Street – construction delayed on Open Space Residential Subdivision due to market conditions and loss of street access to Clark Street.
- Blue Heron at Parker Pond, 525 Parker Street – construction delayed on condominium project due to market conditions.

- Cedar Hills Subdivision off Keyes Road – construction delayed on residential subdivision due to market conditions and bankruptcy of owner.

Other Activities

- Zoning Amendment – recommended reducing rear setback requirement in Industrial 1 and Industrial 2 zoning districts to accommodate access to rail sidings. City Council approved the amendment on August 7, 2007.
- Street Acceptances – recommended acceptance of Foster Court and Brook Lane as public ways. City Council voted on December 17, 2007 to lay out these streets as public ways.
- Planning Agent – The part-time position of Planning Agent was eliminated due to budget constraints.
- Training – Laurie Blacquiere completed the Citizen Planner Training Level II curriculum in local planning and zoning.