

**GARDNER PLANNING BOARD
ANNUAL REPORT
Fiscal Year 2006**

To His Honor the Mayor and Members of the City Council

During fiscal year 2006 (July 1, 2005 to June 30, 2006), the Planning Board reviewed and acted on a number of residential, commercial and industrial development proposals. The following is a summary table of those events:

Project & Location	Action
Farm Hill Estates Subdivision Shawn Avenue July 2005	Rescinded approval for all lots and roadways except the 19 lots along sections of Farm Hill Road and Shawn Avenue identified as Phase 1 plus Lot 91. The definitive subdivision plan for a 112 lot residential subdivision was initially approved in November 1989.
Kiley's Way Condominiums Off Elm Street August 2005	Approved with conditions a site plan for a condominium development containing 10 units in 5 buildings.
Bailey Brook Subdivision Off Clark Street October 2005	Approved with conditions a definitive subdivision plan for an 84 lot residential subdivision containing 14 conventional and 70 cluster-style lots. Approximately 77 out of 123 acres are preserved as permanent open space.
The Gym Club 781 West Broadway November 2005	Approved a site plan for construction of a 7,500 S.F. gymnastics center.
Montachusett Regional Transit Authority (MART) 534 Main Street March 2006	Approved a site plan for MART to build an intermodal and bus maintenance facility at 534 Main Street.
Mahoney Brook Estates Off Betty Spring Road April 2006	Approved with reservations a preliminary subdivision plan for a 9 lot residential subdivision.
Laitinen Drive Extension Subdivision May 2006	Approved with conditions a definitive subdivision plan for a 5 lot residential subdivision.

Perley Brook Park – Mobile Home Community

In September 2005, the Planning Board voted to notify the ZBA that the Board does not support the plan for a 177 unit mobile home community of Clark Street and asked the ZBA to deny the application for a Special Permit.

Rules and Regulations Governing the Subdivision of Land

On October 18, 2005 the Planning Board voted unanimously to adopt the revised Rules and Regulations Governing the Subdivision of Land. The new Rules & Regulations were made available on the City's website.

Urban Renewal Plan

In November 2005, Planning Board members were invited to serve on the Citizens' Advisory Committee that will direct the preparation of an Urban Renewal Plan. The kick-off meeting was held on November 17, 2005.

Street Acceptance

- Derby Drive - voted to recommend acceptance as a public way, November 29, 2005

Zoning Ordinance Revision

The Planning Board sent the final draft of the completely revised Zoning Ordinance to the City Council in October 2005. The final draft of the Zoning Ordinance was made available on the City's website. The Planning Board thanked all members of the Zoning Revision Steering Committee that directed the rewriting of the ordinance. The committee met regularly since January 2005. A joint public hearing with the City Council was held on December 12, 2005. The Planning Board voted on January 3, 2006 to recommend that the City Council adopt the revised Zoning Ordinance as amended since the public hearing. The Zoning Ordinance was passed by the City Council on February 6, 2006 and approved by the Mayor on February 7, 2006.

One of the significant changes in the Zoning Ordinance was designating the Planning Board as the Special Permit Granting Authority for Infill Developments, Smart Growth Planned Unit Developments (PUD), Industrial and Commercial Heritage PUD's, Development Overlay Districts, and Open Space Residential Developments.

On March 14, 2006 following a public hearing, the Planning Board adopted Rules Relative to the Issuance of Special Permits and associated application forms and fees. All documents were made available on the City's website.

Zoning Map Amendments

- Planning Board voted in February 2006 to recommend amending the Zoning Map at 90-96 Mechanic Street from Industrial 2 to General Residential 3. A joint public hearing was held on March 20.
- Planning Board voted in March 2006 to recommend the City Council designate 525 Parker Street a Development Overlay District 1.

Commonwealth Capital Application

The Office of Commonwealth Development completed review of the City's Commonwealth Capital application. The City received a score of 104, an increase from the FY2005 score of 84. The increase is due primarily to the updated Subdivision Rules and Regulations and Zoning Ordinance.

Open Space and Recreation Plan Committee

Laura Casker and Stephen Cormier volunteered to serve on the Committee being formed to update the City's Open Space and Recreation Plan. Planning Board endorsed the updated Open Space and Recreation Plan in May 2006.

Wachusett Meadows and Wachusett Crossing Project – MGL 40R

An update on the proposed 40R project was presented along with a 12.5 month timeline for review and approval.

Respectfully submitted,

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