

**GARDNER PLANNING BOARD ANNUAL
REPORT
Fiscal Year 2007**

To His Honor the Mayor and Members of the City Council

During fiscal year 2007 (July 1, 2006 to June 30, 2007), 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
Dunkin Donuts 295 Timpany Boulevard September 2006	Red, LLC, filed a Site Plan Review request for a proposed Dunkin Donuts store at 295 Timpany Boulevard. The applicant also had to file for a Special Permit with the ZBA. Several public hearings were held, and a traffic study was completed and reviewed by the Traffic Commission. In November 2006 the applicant, Red, LLC, withdrew the application for Site Plan Review without prejudice.
Gardner Little League Ball Field 90-96 Mechanic Street October 2006	A preliminary Site Plan was presented to the Development Review Committee. The City took this property in tax title and recorded an ANR Plan on the property in April 2007. Gardner Little League officials continued efforts to secure the land for a ball field.
American Screw & Barrel 60 Linus Allain Avenue November 2006	American Screw & Barrel filed an application for a Definitive Site Plan Review. The plan called for improvement and alteration to their present building located in the East Gardner Industrial Park. The property is zoned industrial and no variances were required. The Planning Board approved the request on November 14, 2006.
Eby Commercial Realty Matthews Street November 2006	The Eby Group presented a site plan to build an assisted living facility on Matthews Street. The plan proposed 47 units of which 39 units would be assisted living and 7 units would be for memory care. The plan was approved on January 9, 2007.
Mahoney Brook Estates off Betty Spring Road January 2007	A definitive plan for a 9-lot subdivision was filed following approval, with reservations, of a preliminary plan. A public hearing was held on March 2007. The applicant requested Planning Board continuation for time to provide the additional information requested. The Planning Board granted the continuation request.
Bailey Brook Subdivision Off Clark Street February 2007	This 84 lot residential subdivision containing 14 conventional and 70 cluster style lots was approved in 2005. In February 2007 the developer requested a change in the phasing plan. Phase 1 and 2 would be reversed. The change would allow development of prime lots with less road work. The change was requested due to the economy and its effect on the housing market. The Planning Board approved the minor change request on April 10, 2007.

<p>Coler & Colantonio Subdivision off Clark Street January 2007</p>	<p>Coler & Colantonio presented a conceptual plan for a proposed subdivision of 62 house lots. There would be two means of access to the property – Clark Street and Century Way. A site visit was made by R. Hubbard, L. Casker and R. Turcotte. The Planning Board approved the conceptual plan for an Open Space Residential Subdivision Development on February 13, 2007.</p>
<p>Blue Heron at Parker Pond 525 Parker Street February 2007</p>	<p>525 Parker Street, LLC, and PRM Capital Investments LLC, filed a Definitive Site Plan Review Application and a Special Permit Application for a 58-unit condominium development with 15 buildings. The area was zoned Industrial I and required a Development Overlay District 1 pursuant to Section 530 of the Gardner Zoning Ordinance. The City Council approved this designation to allow for the condominium project by Special Permit. The Planning Board approved the Definitive Site Plan and Special Permit on May 8, 2007.</p>
<p>Edmond McSweeney Lots 1-3 Blake Street June 2007</p>	<p>Mr. McSweeney presented an ANR plan to develop three lots on Blake Street which is a paper street. Presently there are two homes on the street built in 1989. Planning Board asked him to present further plans for development of the area.</p>

Cedar Hills Subdivision

The Planning Board continued to hear and rule on matters pertaining to the Cedar Hills Subdivision. Some of the items - Homeowners Trust Agreement, review of gravel and inspection reports and site visits, off-site improvements, Quitclaim deed for lots 95 and 96, approval of a Tri-Party Agreement in the amount of \$380,000 to cover completion of work on the public portion of Phase II, and the results of the testing of water samples taken at Well #1 and #2, Keyes Road. In the spring of 2007, the developer notified the Board that he was in the process of a Chapter 11 reorganization plan. A Foreclosure Auction scheduled for May 24 did not take place.

Sapphire Park - Mobile Home Community

The Zoning Board of Appeals continued public hearings throughout the year on the request for a Special Permit for a proposed 177 unit mobile home community off Clark Street. New plans for the development were sent to the Planning Board for review and comments which were provided.

Wachusett Crossing

The first formal public hearing was held on September 6, 2006 for the proposed 114-acre commercial and residential development Wachusett Crossing. A Smart Growth Overlay District Application pursuant to M.G.L. Chapter 40R was sent to DHCD on September 21, 2006. Additional information was requested by DHCD and the completeness review period was extended to June 30, 2007. The developer, Vertical Building Group Inc., requested the additional time to assess current conditions in the housing market. The developer also indicated that the allocation of land between residential and commercial uses was under review.

Zoning Amendments

The City Council approved the Planning Board's request for amendments to the Zoning Ordinance. The following amendments were approved on January 3, 2007:

- Section 5, Flood Plain Overlay District (FEMA)
- Section 1181, Appointment of Associate Member for Planning Board
- Section 2, Definitions (Drive-thru-Drive-in)
- Section 4, Use Regulations

The complete Zoning Ordinance with the above amendments are on the City's web site.

The Planning Board approved an amendment to the Gardner Planning Board Rules Governing Special Permits on September 12, 2006. This change and the required filing forms are available on the City's web site.

The Planning Board advised the City Council that the Board was not in favor of a proposed zoning map amendment change for the Timpany Boulevard / Dyer Street area. The proposed change would benefit only one home owner and not the entire area. Numerous residents of this area were opposed to the requested change and the City Council voted to deny the proposed amendment on October 16, 2006.

FY 2007 Community Development Strategy

The Planning Board approved the FY 2007 Community Development Strategy (CDS) for the Community Development Block Grant application on February 13, 2007. The CDS summarizes the City's various efforts to engage in community-based planning and priority setting.

Open Space and Recreation Plan

A five year update to the Open Space and Recreation Plan (OSRP) was completed in 2006. Laura Casker and Stephen Cormier represented the Planning Board on the Committee updating the Plan. The Massachusetts Executive Office of Environmental Affairs approved the 2006-2010 Open Space & Recreation Plan in February 2007. The OSRP is available to the public on the City's web site.

Planning Agent

The City Council approved the creation of the position of a part-time Planning Agent in 2006. Richard Turcotte was selected for the position of Planning Agent and was appointed in June 2007.

Citizen Planner Training Collaborative Workshops

The Gardner Redevelopment Authority sponsored professional development for Planning Board members at Citizen Planner Training Collaborative Workshops.

Video Recording of Planning Board Meetings

Starting in December 2006, Planning Board meetings were recorded for later broadcast over Gardner cable television.

City's Web Site

Rules and Regulations Governing the Subdivision of Land, Rules Governing Special Permits, and Rules Governing Site Plan Review are on the City's web site. All the relevant application forms and information on filing same are also available on the web site.

Respectfully submitted,

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