

PLANNING BOARD
REGULAR MEETING MINUTES

"AMENDED"

MAY 14, 2019 at 7:16 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, Robert Swartz /*Members*, and Trevor Beauregard/*Director-City Planner*.

Members absent: *None.*

Also present: Chris Coughlin-*Engineering*, Christine Fucile-*DCDP*, Sean Pepper-*DR Poulin Construction*, and James Basile-*Hannigan Engineering*.

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 7:16 p.m.

1. MINUTES

✓ Vote to approve Regular Meeting Minutes of April 9, 2019

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

M. Schafron/L. Casker.

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 asked again for another extension, since they are in the process of working with the Conservation Commission. T. Beauregard added they are also waiting for National Grid to get back to them regarding connection.

T. Beauregard established they currently have a definitive plan submitted. Furthermore, it was explained to them, at this point, if they cannot proceed with the Public Meetings, as well as present a “final” definitive plan to the Planning Board, and receive a site plan decision from the Planning Board, they will need to withdraw without prejudice and then reapply when they are ready to move forward. T. Beauregard recommends, if they cannot move forward at the next meeting, no further extensions should be granted.

L. Casker asked how much of a change does it need to be before it is deemed not the same project as originally presented. Mr. Gross replied they have not provided a “final” Definitive Plan yet.

L. Casker agreed that this has been on the table for a while, and keep asking for extensions. They need to come forward with a full plan, or ask for withdrawal without prejudice.

Motion to allow extension for continuation, as requested by the Developers, until the next Planning Board meeting of June 11, 2019 with the understanding if they are not prepared by then, they will need to withdraw their application and then resubmit.

M. Schafron/R. Bettez.

Vote – All in favor.

3. OLD BUSINESS

3.1 Timpany Crossroads:

T. Beauregard noted all site plan approval paperwork has been received and the construction has started.

3.2 Wilder Brook Subdivision:

T. Beauregard commented he still has not received a beaver management plan. However, a “beaver deceiver” has been installed which seems to be working out well.

T. Beauregard emphasized the need for a beaver management plan.

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 June 11, 2019.

3.4 Zoning Amendment ~ Marijuana Establishments 675-1070:

T. Beauregard noted there will be a Joint Public Hearing on Monday, June 3, 2019 at 7:00 p.m. to consider amending Chapter 675-1070 Marijuana Establishments.

4. NEW BUSINESS

4.1 Definitive Plan for New England Wooden Ware

Mr. Gross inquired again if there were any more questions or concerns. Seeing no further discussion, Mr. Gross asked for a motion.

Motion to approve and accept Definitive Plan for New England Wooden Ware as presented.

R. Bettez/L. Casker.

Vote – All in favor.

5. ANNOUNCEMENT~~NEWS~~ARTICLES~~EVENTS:

5.1 Next Planning Board meeting: June 11, 2019 at 7 p.m.

5.2 Gardner News article provided:

Re: Letter to Editor regarding Main and Pine Streets new pathway.

T. Beauregard informed he was approached by the Mayor with regard to an alternate for the MRPC to represent another year, and asked if any Planning Board member would like to volunteer.

Mr. Swartz expressed his desire to be an alternate. T. Beauregard said he will make sure Mr. Swartz receives all emails from MRPC

Motion to accept Robert Swartz as MRPC alternate.

R. Bettez/L. Casker.

Vote – All in favor.

T. Beauregard stated he was approached by the architect for the new school building, and asked if the Planning Board was interested in a presentation of the conceptual plan, including layout of the site. It was noted a presentable plan is needed by July, therefore, it was agreed a good time for a presentation would be the July Planning Board meeting.

Mr. Gross announced this is his last Planning Board Meeting after 40+ years, and thanked the Planning Board members for all the support given him. Mr. Gross also noted he presented his letter of resignation to the Mayor.

Adjournment

Motion to adjourn.

R. Bettez/R. Swartz.

Vote -All in favor.

The meeting adjourned at 7:27 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.