

# CITY OF GARDNER ZONING BOARD OF APPEALS

CITY HALL ANNEX, ROOM 101  
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## GARDNER ZONING BOARD OF APPEALS MEETING NOTICE

CITY CLERK'S OFFICE  
GARDNER MA

**Date:** Tuesday, February 21, 2017  
**Time:** 7:00 P.M.  
**Location:** Room 103, City Hall Annex  
115 Pleasant Street, Gardner, MA

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 Clerk. All documents shall become part of the official record of the meeting.

### AGENDA

#### Public Hearings

**Case #2016-10-03 cancelled rescheduled to February 21, 2017.**

**Continuance Case #2016-10-03**, Conrad Donell, Trustee for Sunshine Realty Trust of 10 Madigan Lane, Ayer, MA to request modification of "Condition #34 Phasing of the project shall be as delineated on the approved plan" of Special Permit granted on December 18, 2007 for off Pearl Street (Sapphire Park) Gardner, MA Parcel ID #W32-22-1, located in Rural Residential 2 Zoning District (RR2) denied by the Building Commissioner as it does not comply with the terms of the Special Permit.

**Case #2017-02-01** David Tralongo, on behalf of Chair City Community Church, of 97 Bathrick Rd., Westminster, MA for a Variance for 53 Lynde Street, Gardner, MA to operate a Church and construction of additional off-street parking, Parcel ID #R27-21-16 and portion of #R27-21-6, located in General Residential 3 zoning district (GR3) is denied by the Building Commissioner as it does not comply with Chapter 675-750 B, off-street parking requirements and 675-770 B(1) parking areas of the City Code of Gardner. The zoning code states that the use requested requires 105 off-street parking spaces. 71 off-street parking spaces are being provided on site, 6 spaces partially on and 8 on the adjacent property, for a total of 85.

**Case #2017-02-02** Wesley Fliss, on behalf of Hedon Realty Trust, from Whitman & Bingham Associates, LLC, 510 Mechanic Street, Leominster, MA for a Variance for 95 Mechanic Street, Gardner, MA to construct addition to existing parking lot, Parcel ID #R17-1-16 located in Industrial 2 zoning district (I2) is denied by the Building Commissioner as it does not comply with Chapter 675-770, of City Code of

Gardner. The zoning code states that your proposed parking area requested requires relief from the following code section:

675-770 A1-To the extent feasible, parking areas shall not be located to the forward of any building front line on the lot.

675-770 A2-No parking space or other paved surfaces, other than access driveway(s) or walkway(s), shall be located within 10 feet of any lot line, and notwithstanding the foregoing, no parking space or other paved surface other than an access driveway(s) or walkway(s) shall be located within the limits of a landscaped buffer area.

675-770 B(1) Parking areas...shall be screened from view, to the extent feasible, from all public ways and from adjacent properties, by the use of planted buffers, berms, natural contours, fences or combination of the above.

**Case #2017-02-03** Wesley Fliss, on behalf of Mission Street Congregational Church, from Whitman & Bingham Associates, LLC, 510 Mechanic Street, Leominster, MA for a Variance to construct an building addition at 15 Mission Street, Gardner, MA Parcel ID #M27-18-35 located in General Residential 3 zoning district (GR3) is denied by the Building Commissioner as it does not comply with Chapter 675-750 & 770, of City Code of Gardner. The zoning code states that your request requires 30-off street parking spaces; your proposed plan incorporates 10. The zoning code states that your proposed parking area requested requires relief from the following code section:

675-750 B-Schedule of parking uses, Religious; 1 per 75 square feet of assembly area. (2200 sq. ft./75=30).

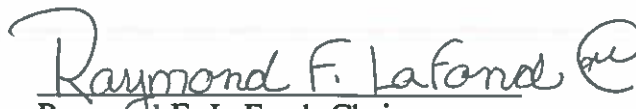
675-770 A1-To the extent feasible, parking areas shall not be located to the forward of any building front line on the lot.

675-770 A2-No parking space or other paved surfaces, other than access driveway(s) or walkway(s), shall be located within 10 feet of any lot line, and notwithstanding the foregoing, no parking space or other paved surface other than an access driveway(s) or walkway(s) shall be located within the limits of a landscaped buffer area.

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- Announcements and Correspondence
- Acceptance of and/or Corrections to Minutes of Previous Meeting(s)

*NOTICE: The listing of Agenda items are those reasonably anticipated by the Chairman which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*

  
Raymond F. LaFond, Chairman  
Zoning Board of Appeals