



CITY OF GARDNER - ZONING BOARD OF APPEALS

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GARDNER ZONING BOARD OF APPEALS MEETING NOTICE

2017 MAR 7 PM 3 17

Date: March 21, 2017

Time: 7:00 P.M.

Location: Room 103, City Hall Annex, 115 Pleasant Street, Gardner, MA

CITY CLERK'S OFFICE
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 2017-03-01 Chris Coughlin of the City of Gardner requests a Variance to operate/construct a Municipal DPW office building at 416 West Broadway, Gardner, MA, Parcel ID #M17-10-21, located in the Commercial 2 zoning district (C2) is denied by the Building Commissioner as it does not comply with Chapter 675-770, of City Code of Gardner. The zoning code states:

675-770 A (1) To the extent feasible, parking areas shall not be located to the forward of any building front line on the lot.

675-770 B (3) (a) Parking areas shall be screened along their perimeters from adjacent streets and properties.

675-620 Attachment 2 Minimum setback for Commercial 2 thirty feet front, twenty feet side, thirty feet rear.

Case #2017-02-01 Continued from February 21, 2017

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 Continued from February 21, 2017

Case #2017-02-02 Wesley Flis, 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.

- 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 Appeal