



**CITY OF GARDNER**  
**MASSACHUSETTS 01440-2630**

OFFICE OF THE  
CITY CLERK

CITY OF GARDNER  
NOTICE OF JOINT PUBLIC HEARING  
ZONING AMENDMENT  
SOLAR PHOTOVOLTAIC OVERLAY  
DISTRICT OFF LOVEWELL STREET

Pursuant to G.L. c. 40A, § 5, notice is hereby given that the City Council and Planning Board will conduct a Joint Public Hearing on **Monday, April 9, 2018 at 7:00 P.M.** in the Police Headquarters Meeting Room, 200 Main Street, to consider amending the Code of the City of Gardner, Chapter 675: Zoning, by adding a Solar Photovoltaic Overlay District off Lovewell Street. The complete amendment is available for viewing in the City Clerk's Office; the Department of Community Development & Planning; or on the City's website at [www.gardner-ma.gov](http://www.gardner-ma.gov). All persons interested in this matter and desire to offer testimony are invited to attend the hearing.

ALAN L. AGNELLI  
CITY CLERK

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**Gardner City Council**  
95 Pleasant Street  
Gardner, MA 01440

CITY CLERK'S OFFICE  
GARDNER, MA

January 30, 2018

**RE: Proposed Zoning Overlay District  
Large-Scale Ground-Mounted Solar Photovoltaic Overlay District  
Land off Lovewell Street, Gardner, Massachusetts**

Dear Council Members,

On behalf of our client, Zero Point Development, Inc. (ZPD), Hannigan Engineering, Inc. is submitting this petition for the creation of an Overlay District relative to the provisions of the City of Gardner Zoning Ordinance Chapter 675 §580 – Large-Scale Ground Mounted Solar Photovoltaic Overlay District. This new Overlay District would be located off Lovewell Street and is proposed to include the following parcels, or any combination thereof:

- Map R07, Parcel 3-11 (n/f Dubzinski Family Trust)
- Map R07, Parcel 15-14 (n/f Sandra Hunt Hamel)
- Map R07, Parcel 19-14A (n/f Peter B. Hunt)
- Map R12, Parcel 19-38 (n/f Bazydlo/Morris)
- Map R12, Parcel 19-39 (n/f Bazydlo/Morris)
- Map R07, Parcel 13-6 (n/f Gardner Rabbit Club, Inc.)


The application for this proposed Overlay District is being made by the Felix R. Dubzinski Family Trust (the Family Trust) and the other parcels to be included are acknowledged and agreed by the various owners.

The purpose of the creation of this Overlay District is to allow the construction of Large-Scale Ground-Mounted Solar Photovoltaic systems within this area. ZPD is working with the Family Trust in the creation of this Overlay District with the intention of developing a solar array on their parcel. Although no other arrays are planned at this time, the creation of this Overlay District to include these parcels, or any combination thereof, would allow the various land owners to pursue this type of development on their parcels at some point in the future. There are certain regulations and restrictions govern the timing of this type of development on contiguous parcels, which would have to be adhered to, including the local Ordinance.

The accompanying sketch entitled Proposed Zoning Overlay depicts the affected parcels and the extent of the proposed 206 acre area for this Overlay Districts. We anticipate this plan is sufficient for your needs at this time. We also have acknowledgement from the various owner as to their agreement to this petition. Information regarding this can be provided, if necessary.


As customary, we will make presentations at the various required Public Hearings to address any questions and concerns that may arise regarding this petition. We look forward to your anticipated implementation of this of this zoning change.

Sincerely,  
**HANNIGAN ENGINEERING, INC.**



William D. Hannigan, PE  
President

PETITIONER'S ACKNOWLEDGEMENT



Walter J. Dubzinski, Jr., Trustee  
Felix R. Dubzinski Family Trust



Dana M. Fisher, Trustee  
Felix R. Dubzinski Family Trust

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