

MINUTES

PLANNING BOARD

APRIL 10, 2018 at 7:00 p.m.

*115 Pleasant Street, Gardner, MA
Room 203, Robert L. Hubbard Conference Room*

Members present: Robert J. Bettez, Sr. /*Vice-Chairman*, Robert Swartz, Mark Schafron and Laura Casker /*Members*, and Trevor Beauregard/*Director-City Planner*.

Members absent: *Allen L. Gross/Chairman*

Also present: City Councilor James Johnson, Chris Coughlin-City Engineer, Christine Fucile-DCDP, and Andrew Mansfield of The Gardner News, Representatives of Urban Green Technology, Representatives of ERM (*Environmental Resources Management*), Members of the Public (*see signed attendance sheet on file*).

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. Bettez called the meeting to order at 7:00 p.m.

1. MINUTES:

Vote to approve Minutes:

- ✓ *Public meeting of March 15, 2018 ~~ Sanctuary Medicinals, Inc.*
- ✓ *Regular meeting of March 15, 2018*

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

L. Casker/M. Schafron.

Vote-All in favor

2. OLD BUSINESS:

2.1 Zoning Re-Codification

T. Beauregard mentioned the Joint Public Meeting of last evening, and said the City Council has referred it to the Council as a whole.

T. Beauregard indicated he will be meeting with the City Council as a whole, and the Building Commissioner, along with the Consultant to go over the Draft.

Motion to send back to the City Council Committee as a whole, the Zoning Board, and any other Boards involved, as well as await the findings.

L. Casker/M. Schafron.

Vote – All in favor.

2.2 Zero Point Development, Inc. ~ Solar Petition

T. Beauregard noted a Joint Public Hearing was also held for this last evening, and added there was a lot of feedback from the public, both positive and negative.

T. Beauregard suggested the Board make a recommendation prior to April 26, 2018.

An overall discussion was held among the Board members and T. Beauregard to get a better understanding of the whole project, and to express concerns and opinions.

Motion to recommend that City Council approve the proposed Large Scale Ground-Mounted Solar Overlay District off of Lovewell Street as presented by Zero Point Development, Inc.

R. Swartz/M. Schafron.

Vote: 3-0 in favor.

➤ Abstentions: L. Casker

3. NEW BUSINESS:

3.1 Tri-Party Proposed Release of the Tri-Party Agreement ~ Pearly Lane Subdivision

... T. Beauregard reminded the Board last year the City accepted Pearly Lane & Myles Circle, and at this time, the proponent has requested the Tri-Party Agreement be released.

... T. Beauregard noted the Memorandum from City Engineer, recommending in favor of releasing all funds held by the Tri-Party Agreement, along with a copy of the memorandum dated July 24, 2017 from Chris Coughlin and Dane Arnold in support of accepting Pearly Lane and Myles Circle.

... T. Beauregard passed around the “Certificate of Completion and Release” to be signed by the Board.

Motion to issue a Certificate of Completion and Release by the Planning Board to release all funds held by the Tri-Party Agreement to Conrad J. Donell as Trustee of Kelsey Realty Trust.

M. Schafron/L. Casker.

Vote – All in favor.

3.2 Cedar Hills Solar Project: Keyes Road

... Matt Noehre introduced himself and noted Urban Green Technologies has been providing solar projects in Massachusetts for the past eight years. Mr. Noehre also noted he was on-site today with their contractors, and received positive feedback from some of the neighbors. Mr. Noehre explained that interconnection studies have been completed by National Grid, in addition, surveying has been done.

... Katie Wolf of Environmental Resources Management (ERM) provided a quick overview of the project, and also pointed out the benefits of the Solar Array as follows: *Environment/no major impact to aquatic or wetland resources, beneficial re-use of unused property, quiet neighbor/after the panels go up, no noise or activity, low maintenance, tax revenue for the City, no impact on schools, in line with Green community, and clean energy.*

... T. Beauregard asked that a map showing the actual outline of the solar array be submitted. John Drobinski of Environmental Resources Management (ERM) joined in and said he has a Conceptual Plan and will submit.

- ... L. Casker expressed her concerns with gravel removal. Mr. Drobinski stated no soil will leave the property, and will use the existing soil as needed.
- ... Jim St. Cyr, New England Representative for Urban Green Technologies, added the project will be completely surrounded by chain-link fencing topped with barbed wire, together with infrared CC TV monitoring.

Motion to refer back to the City Council as well as request a Joint Public Hearing.

M. Schafron/L. Casker.

Vote – All in

3.3 Registry of Deeds Recording of Plans – Signatures needed

The annual Registry of Deeds signature sheet was provided for all Board Members to sign.

4. Announcements, News Articles, Events:

- ... *Next regular Planning Board meeting scheduled for May 8, 2018 at 7 p.m.*

Adjournment

Motion to adjourn.

L. Casker/M. Schafron

Vote -All in

favor.

The meeting adjourned at 7:43 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.
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