

MINUTES

PLANNING BOARD

JULY 10, 2018 at 7:20 p.m.

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

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

Members absent: None.

Also present: Chris Coughlin-Engineering, Christine Fucile-DCDP, Anthony Cleaves of Whitman & Bingham, Shawn Foster of Foster's Liquors, City Councillor Karen Hardern, City Councillor James Johnson, City Councillor Ed Gravel, and several Members of the Public (*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. Gross called the meeting to order at 7:38 p.m.

1. MINUTES:

Vote to approve Minutes:

- ✓ *Public Meetings of June 12, 2018*
 - Colonial Co-operative Bank
 - Jefe Solar II, LLC
- ✓ *Regular Meeting of June 12, 2018.*

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

M. Schafron/R. Bettez.

Vote - All in favor

2. OLD BUSINESS:

2.1 Zoning Re-Codification

Mr. Gross acknowledged there will be a second Joint Public Hearing to be held on August 6, 2018.

T. Beauregard said there is one clause in the zoning code that he would like the Planning Board to discuss and consider requesting the City Council to strike the clause. The clause is Article X, Subsection 675-1070, C (9) d.

The clause states “*Notwithstanding the provisions of (9) a-c above the number of standalone licensed non-retail marijuana establishments shall not exceed one*”. T. Beauregard believes the clause is too restrictive and the City would miss out on potential tax revenue, host agreements, job creation and other potential benefits. The various different types of uses are cultivation, distribution, product manufacturing, testing facility, and type of license.

Motion to delete Article X, Subsection 675-1070, C (9) d in its entirety.

L. Casker/M. Schafron.

Vote – All in favor.

2.2 West Street Solar Overlay Expansion:

T. Beauregard confirmed the City Council voted this item down. R. Bettez suggested this item be removed from the Planning Board Agenda.

2.3 Zero Point Development:

T. Beauregard said this item was also voted down by the City Council, and can be removed from the Planning Board Agenda.

3. NEW BUSINESS:

3.1 Definitive Plan ~ Foster’s Liquors:

Mr. Gross asked if there were any questions or discussions.

A brief conversation was held regarding ownership of the property. T. Beauregard stated at the time the application was submitted he checked with the City Treasurer and was informed the owner of record was the person who signed the application along with the proponent, so the application was accepted.

Motion to approve Definitive Plan for Foster’s Liquors as presented with the condition that a drainage plan be submitted to the City Engineer for approval. Also, submit a new site plan displaying the fence along the east and south edge of the property and condensed snow storage area.

R. Bettez/M. Schafron.

Vote – All in favor.

4. Announcements, News Articles, Events:

... Next regular Planning Board meeting scheduled for August 14, 2018 at 7 p.m.

Adjournment

Motion to adjourn.

R. Bettez/L. Casker.

Vote -All in favor.

The meeting adjourned at 7:52 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.

