

PLANNING BOARD
Regular Meeting Minutes
November 10, 2020 via Zoom

Members present: Mark Schafron/*Chairman*, Robert J. Swartz/*Vice Chairman*, Steve Cormier, Robert J. Bettez, Sr., and Paul A. Cormier/*Members*, and Trevor Beauregard/*Director-City Planner*.

Members absent: *None.*

Also present: Chris Coughlin-*Engineering*, and Christine Fucile-*DCDP*, Martine Hamblin, Chris Anderson, David Miller, Chad Hanson, and Mitch Suzan/*All representing Seven Point*, Amy Fantoni, and Public (*copy of attendance 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. Schafron called the meeting to order at 6:30 p.m.

1. APPROVAL OF MINUTES:

Meeting of October 13, 2020

Motion to accept Planning Board public and regular meeting minutes as presented.

R. Bettez/S. Cormier.

Vote - All in

favor.

Roll Call Vote: *M. Schafron, yes; R. Bettez, yes; S. Cormier, yes; P. Cormier, yes; R. Swartz, yes.*

Count: *5 yes*

2. NEW BUSINESS:

2.1 Site Plan Approval and Special Permit – Seven Point of Massachusetts, Inc.

Mr. Schafron asked if the Board Members need to discuss any further. No one spoke.

T. Beauregard noted the majority of information for the “Special Permit Findings and Decision” is taken out of the Zoning Ordinance, and wanted to make sure everyone has reviewed this, as well as the applicants, to be certain everyone is in favor of what is listed, and everyone understands before taking the vote tonight. The only item that needs to be addressed is the time the establishment will be open which the applicant seems to be comfortable with. Mr. Hamblin’s response was yes, they did review and everything looks good on the draft. Mr. Schafron asked the Board members if they reviewed also, and the response was yes.

Mr. Schafron asked if there are any other questions, comments, or concerns. No one spoke.

Motion to approve the Site Plan and Special Permit for Seven Point of Massachusetts, Inc., marijuana establishment to be located at 320 West Broadway.

S. Cormier/R. Swartz.

Vote – All in favor.

***Roll Call Vote: M. Schafron, yes; R. Bettez, yes; S. Cormier, yes; P. Cormier, yes; R. Swartz, yes.
Count: 5 yes***

2.2 Cedar Hills Solar Project – Escrow Release Request

T. Beauregard recapped there were five solar projects presented at one time that were to be located at the old Cedar Hill Subdivision property located off Keyes Road/Princeton Street, and added they will no longer be moving forward. They have asked for their escrow back which is in place to have a 3rd party consultant look at the culvert on Keyes Road, as well as review and oversee some of the work being done at the site.

There is an escrow balance in the amount of \$12,324.20, and recommend the funds be released back to the proponent.

Motion to return the escrow back to the developers.

R. Bettez/R. Swartz.

Vote – All in favor.

Roll Call Vote: M. Schafron, yes; R. Bettez, yes; S. Cormier, yes; P. Cormier, yes; R. Swartz, yes.

Count: 5 yes

3. OLD BUSINESS:

3.1 525 Parker Street:

T. Beauregard reminded there will be a “continued” joint public hearing for the development overlay district designation on Monday, November 16, 2020 at 6:00 p.m.

Mr. Swartz inquired if the City Council received any responses back from the Abutters. T. Beauregard did not know, but will look into it. P. Cormier pointed out he noticed the City Councilors passing out brochures this week. T. Beauregard reminded all to check in with the City Clerk to sign up and get the meeting link.

4. ANNOUNCEMENTS~~NEWS~~ARTICLES~~EVENTS:

Next meeting schedule for Tuesday, December 8, 2020 at 6 p.m.

P. Cormier took the opportunity to wish Happy Veterans Day to all his fellow veterans on the board, and all the Veterans in Gardner, as well as the Veterans in the USA. It’s a great country. Thank You.

Adjournment

Motion to adjourn.

R. Bettez/S. Cormier.

Vote --All in

favor.

Roll Call Vote: M. Schafron, yes; R. Bettez, yes; S. Cormier, yes; P. Cormier, yes; R. Swartz, yes.

Count: 5 yes

The meeting adjourned at 6:38 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