

CITY OF GARDNER

DEPARTMENT OF COMMUNITY DEVELOPMENT AND PLANNING

Manca Annex, 115 Pleasant Street, Room 201, Gardner, MA 01440

Telephone: (978) 630-4014 ♦ Fax: (978) 632-1905



PLANNING BOARD --MEETING NOTICE & AGENDA

DATE/ TIME: Tuesday, January 09, 2024 / 6:29 p.m.

PLACE: 115 Pleasant Street, Gardner, MA

Manca Annex, Second Floor, Hubbard Conference Room 203

ANNOUNCEMENT OF OPEN MEETING RECORDINGS:

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.

- 1. PUBLIC HEARING -- 6:30 P.M.**
RE: Definitive Site Plan and Special Permit
LOCATION: 360 Timpany Boulevard, Gardner, MA
FOR: Chipotle Mexican Grill

- 2. PUBLIC MEETING -- 7:15 P.M.**
RE: Definitive Site Plan
LOCATION: Rear Main Street / Off Derby Drive
For: Redevelopment of land

- 3. APPROVAL OF MINUTES:**
For: December 12, 2023

- 4. NEW BUSINESS:**
 - 4.1** **Definitive Site Plan and Special Permit - 360 Timpany Boulevard, Gardner, MA**
For: Chipotle Mexican Grill

 - 4.2** **Definitive Site Plan - Rear Main Street / Off Derby Drive**
For: Rear Main Street Redevelopment Project

- 5. OLD BUSINESS :**
 - 5.1** **Continuation of Public Meeting:**
RE: Definitive Site Plan for PrivateOversight, LLC
Location: 0 West Broadway (Parcels ID's / H17-7-1, H17-12-2, and H17-13-9)
For: 52 Unit Multi-Family Development

- 6. ANNOUNCEMENTS--NEWS--ARTICLES--EVENTS**
Next Meeting: Tuesday, February 13, 2024 at 6:30 p.m.

NOTICE: The listing of matters are those reasonably anticipated by the Chair 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.

Mark M. Schafron ~ Chairman

All documents referenced or used during the Planning Board meeting will be part of the official record. A copy of said documents must be provided for the Planning Board prior to adjournment.

**NOTICE OF PUBLIC HEARING
And
PUBLIC INFORMATIONAL MEETING**

CITY OF GARDNER PLANNING BOARD

In accordance with the City of Gardner Zoning Code, Article X, Section 675-1010, Site Plan Review; and Article VII, Section 675-770 D, Drive Through Performance and Design Standards, and Article XI, Section 675-1170 Special Permits, notice is hereby given that the Gardner Planning Board will conduct a Public Informational Meeting and Public Hearing concurrently, on **Tuesday, January 09, 2024 at 6:30 p.m., in the Hubbard Conference Room 203, Second Floor in the Manca Annex, 115 Pleasant Street, Gardner, MA**, to consider **the Definitive Site Plan Application, and the Special Permit Application** submitted by *Derek Kiss-Civil & Environmental Consultants, 250 W. Old Wilson Bridge Road, Suite 250, Worthington, Ohio 43085, on behalf of Chipotle Mexican Grill*. The Site Plan Approval application is for a 2,250 square foot Chipotle restaurant, and the Special Permit application is for a restaurant drive-through to be located at 360 Timpany Blvd., Gardner, MA 01440.

All persons interested in this matter, or who desire to offer testimony, are invited to attend the hearing. The application and site plan are available for viewing at the City of Gardner Department of Community Development and Planning, 115 Pleasant Street, City Hall Annex, 2nd Floor, Gardner, MA.

This notice is also published on the Massachusetts Newspaper Publishers website at <http://masspublicnotices.org/>.

GARDNER PLANNING BOARD

Mark W. Schafron, Chairman

Robert J. Swartz, Vice Chairman

Robert J. Bettez, Sr.

Stephen E. Cormier

Paul A. Cormier

PUBLIC MEETING NOTICE

GARDNER PLANNING BOARD

In accordance with **Article X** of the City of Gardner Zoning Code, **Chapter 675-1010, Site Plan Review**, notice is hereby given that the Gardner Planning Board will conduct a Public Review Meeting on **Tuesday, January 09, 2024, at 7:15 p.m., in the Hubbard Conference Room 203, Second Floor in the Manca Annex, 115 Pleasant Street, Gardner, MA**, to consider the Definitive Plan application submitted by the **City of Gardner**. The Definitive Plan depicts the redevelopment of land situated behind buildings fronting Main Street in Gardner, MA, and west of Derby Drive, which will be converted to provide much-needed parking, pedestrian access to Main Street retail, a park for community gatherings, areas for food truck concessions, and access to land for future residential development.

The Plans are available for viewing in the Department of Community Development & Planning (DCDP) in Room 201, City Hall Annex. All persons interested in this matter, or who desire to offer testimony, are invited to participate.

This notice is also published on the Massachusetts Newspaper Publishers website at <http://masspublicnotices.org/>.

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