

MINUTES

Decision Meeting

Zoning Board of Appeals Decision Meeting – June 21, 2021
115 Pleasant Street, Via Zoom.
Gardner, MA 01440

Sitting in on Meeting:

In Attendance:

Raymond LaFond	Brian Marchetti	Sandra Moriarty
Randy Heglin	Rachel Taylor	Steve Rockwood
Michael Gerry	Alan Belanger	

Meeting Called to Order by Chairman Raymond LaFond at 6:15PM. Mr. LaFond went over the ground rules for Zoom meeting and how the proceedings where to take place, stating “In pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Gardner Zoning Board of Appeals will be conducted via remote participation and on the City’s YouTube Channel. The audio or video recording, transcript, or other comprehensive record of proceedings will be posted on the City’s website as soon as possible after the meeting. Since this meeting is being conducted via Zoom, all votes taken will be by roll call and all participants to raise their hands to be recognized”. Mr. LaFond explained and the requirements that must be addressed for a variance or special permit. He then noted that the meeting was being streamed live to YouTube, and requested if anyone objected. There were no objections.

Sitting on tonight’s decision meeting is Mr. Raymond LaFond, Chair, Mr. Mike Gerry, Clerk and Mr. Randall Heglin, Member.

Mr. Lafond explained that this is a decision meeting and will not be open to communication from the applicant and the Board members present. Questions may be asked of the applicant but that is all.

<u>Case No.</u>	<u>Case Type</u>	<u>Case Description</u>
Case #2021-04-02: <u>Y</u>	Alan Belanger	161 Chelsea St. Prof Office & Warehouse

Motion to move made by Mr. Gerry seconded by Mr. Heglin.

Mr. LaFond opened Case #2021-04-02 Use variance Mr. Alan Belanger 161 Chelsea St. Storage Units.

Your application to operate a Warehouse & Storage with Professional Office at 161 Chelsea St. Gardner MA. Parcel ID#R1 7-20-16 located in the Single Family Residential I zoning district (SFR1) is denied as it does not comply with Chapter 675 Article 1:1 #31 Professional office & #76 Warehouse and Storage Facilities of the City Code of Gardner. The zoning code states that your use requested “is not permitted” use in the “SFR1” zoning district.

Mr. LaFond stated that a site visit of 161 Chelsea St, was conducted on June 19 at 9AM.

The Board members were shown around the property and viewed significant damage to the building and surrounding area. Internally the building was showing evidence of squatters living in there, as there was a couch and a microwave as well as a lot of trash. There was also water damage, and areas where the concrete floor had collapsed. Outside the building was equally in bad shape, the left side was extremely overgrown and trash was littered all over. A lot of work will be needed to bring this place back to life but it is possible and once completed the building will look great. Mr. Belanger explained his vision to the Board and showed us the location of the office area and where the short term bays would be on the left side of the building. He will no longer be using this facility to store pods as he had intended to in the first plan sent to the ZBA. The parking area will be on the left side of the property with a buffer of trees and vegetation. There is no current plan to fence in the area as security cameras will be used.

Mr. Gerry added that the amount of disrepair was more than he had guessed. He also stated that lighting would need to be discussed and the land at the rear of the property would need some clarification on use. Upgrading this building is a better long term plan for the area and once cleaned up it will be a nice looking building.

Mr. LaFond asked Mr. Marchetti to confirm the observations of the board, and respond to a few questions.

Mr. Brian Marchetti – McCarty Engineering.

Mr. Marchetti thanked the board for the site visit and apologized for not being at the last meeting, but his brother Patrick had stood in and filled him in on all that occurred. He confirmed that there was a lot of work to be done on this project but Mr. Belanger was willing to take on the task, and improve both the building and the neighborhood. A security camera system is to be installed on the property but there is no current plan to fence in the property.

Mr. Heglin asked about tree removal for the parking lot, and how much landscaping would be left or installed between the parking and the property line. The board are aware the abutters are in favor of this variance as it will be a big improvement to the area.

Mr. Gerry added that should this be granted a condition should be that no power runs to the bays that face the abutter opposite the site, this will stop the units being used for work by contractors etc.

Mr. Heglin agreed that this would be a good condition. Another condition is removal of trees on the left side for parking with either a retaining wall or landscaping being at least 3 feet in height to block headlight glare. Landscaping should also be done at the rear of the property to also block light wash.

Mr. Marchetti stated that the left side would need trees cleared as well as some fill to level the area for parking. A fence could be an option to block the light going into abutter's homes.

Mr. Heglin suggested trying to use trees or landscaping as a fence can become damaged and fall into disrepair, natural vegetation would be a preferred option.

Mr. LaFond asked about water runoff from rain and storms, from the roof and would it be running into abutter's property.

Mr. Marchetti stated that a guttering system can be added to the building as there is no current plan to change the roof as it seems sound right now. The lot at the rear is wooded so water can be directed there.

Mr. Heglin inquired what surface would be used for the parking lot.

Mr. Marchetti had not yet got that far in the planning to know what surface would be used on the lot but it would definitely be an improvement. Storm water would be controlled with the natural gradient/ slope of the land.

Motion to move to a vote.

Mr. Gerry made motion, seconded by Mr. Heglin.

Discussion on conditions.

- 1) Greenway to be maintained to the left and rear of property.
- 2) Lighting plan to be submitted to the building department for approval.
- 3) Water from the roof must be directed away from abutters.
- 4) Landscaping or a fence on the left to block light washing from vehicles.
- 5) No power to the storage bays facing abutting properties.
- 6) Security camera system to be installed.

Mr. Heglin asked if the external lighting be used in business hour with the exception of low light for the security system.

Mr. Gerry asked on a condition for the business hours and construction hours.

- 7) Business hours 6am -7pm Monday to Friday, 8am – 2pm on Saturday, no Sundays or Holidays.
- 8) Sign to be in place stating hours of business
- 9) Paving on Chelsea St to be at least 15/20 feet.
- 10) Construction hour 7am to 6pm Monday through Friday, Saturday 8am to 2pm. No work on Sunday of Holidays.

Mr. Lafond clarified that construction work hours are for the outside of the building, extensive work is needed inside and the work can be done at any time as long as noise does not disturb abutters.

Vote to grant use Variance with the above conditions.

Unanimous vote to grant Mr. Belanger

Any further business.

Acceptance of June 7, Decision meeting minutes.

Unanimous vote to accept minutes.

No further business.

Motion to Adjourn.

Unanimous vote to adjourn

Meeting Adjourn at 6.52PM



Raymond LaFond, Chair



Michael Gerry, Clerk



Randall Heglin, Member