

PLANNING BOARD
Public Hearing Minutes
July 8, 2025 at 6:30 p.m.

Members present: Paul A. Cormier, Stephen Cormier, Eric Flint and Rob Oliva-City Engineer,
Jason Stevens/*Director-City Planner*,

Members absent: Robert J. Swartz

Also present: Frank McPartlan/Dillis & Roy, Carla Zottoli/ Mount Wachusett Community
College Foundation, Stephen Seney/Seney Inc., Susan Storm-DCDP Admin. Asst.,
Josh Reynolds/77 Zub Lane, Bruce Blessington/77 Zub Lane, Phyllis
Ambrozewicz/abutter

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.

Steve Cormier re-opened the public hearing at 6:31 p.m.

1. CONTINUANCE OF PUBLIC HEARING:

Applicant: Seney Inc., Stephen Seney

For: Definitive Site Plan for Multi-Family Residential Units

Location: 0 Emerald Dr., Gardner, MA 01440

Mr. Seney and his Engineer from Dillis and Roy spoke to the group on the request for site plan approval. They have communicated with Rob Oliva and sound that all outstanding comments and questions have been addressed, answered and completed to his satisfaction. The groundwater calculations were provided to the Planning Board and were found to be well within the requirements for the subsurface and infiltration system. The ZBA has issued a special permit for the multifamily units. A waiver has been sought for having more than one driveway for residential use. Mr. Oliva was satisfied with all the responses to any revisions to the plans for the stormwater calculations. He and Mr. Flint were provided all the documentation they requested in the last meeting. Mr. Oliva had no further questions. There were no further questions from the Planning Board. There were no questions from the Public in attendance.

Adjournment

Motion to adjourn the Public Hearing.

E. Flint/P. Cormier.

Vote: 4 – 0 (*All in Favor – Mr. Swartz absent*)

The Public Hearing was adjourned at 6:35 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.

PLANNING BOARD
Regular Meeting Minutes
July 8, 2025, at 6:36 p.m.

Members present: Paul A. Cormier, Stephen Cormier, Eric Flint and Rob Oliva-City Engineer,
Jason Stevens/*Director-City Planner*,

Members absent: Robert J. Swartz

Also present: Frank McPartlan/Dillis & Roy, Stephen Seney/Seney Inc., Carla Zottoli/ Mount
Wachusett Community College Foundation, Susan Storm-DCDP Admin. Asst.,
Josh Reynolds/77 Zub Lane, Bruce Blessington/77 Zub Lane, Phyllis
Ambrozewicz/abutter

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.

Steve Cormier called the meeting to order at 6:36 p.m.

2. APPROVAL OF MINUTES:

Motion to approve Public Meeting minutes of June 10, 2025, as edited.

E. Flint/P. Cormier.

Vote: 4 – 0

3. OLD BUSINESS:

3.1 Definitive Site Plan for Multi-Family Residential Units

Jason Stevens read through the full Order of Conditions. After reading, there were no questions or concerns.

Mr. Flint made a *motion to approve* the definitive site plan with conditions as described by staff.

E. Flint/P. Cormier

Vote: 4 – 0

3.2 Ordinance to Amend the Gardner Zoning Map by changing the zoning district designation for the following existing parcel, lying on the easterly side of MA-101, in eastern Gardner, from the Commercial 2 Zoning District to the Industrial 1 Zoning District with Summit Solar Overlay. – item 15591

Mr. Josh Reynolds, paralegal for Attorney Tree, representing Summit Solar Overlay, presented a slide show to the Planning Board that was unable to be viewed in a previous meeting. Mr. Stevens stated he felt that these changes would align these spaces to the surrounding parcels in the industrial park. There were no further questions.

Mr. Flint made a *motion to recommend* the change in zoning for this parcel.

E. Flint/P. Cormier

Vote: 4 – 0

3. NEW BUSINESS:

3.1 Preliminary Site Plan – Site Improvement – 42 Linus Allain Avenue

Chris Hanson, on behalf of Mount Wachusett Community College, gave a presentation for a proposed addition at the existing property at 42 Linus Allain Ave. The building is currently used as the automotive technology center and as that program grows, it has required additional classroom space.

The intent is to construct a 2000sf addition, within an area of existing pavement near the rear portion of the site, behind the existing building. It would be accessed through the main structure as well as an additional egress. They will also be adding additional parking spaces, based on zoning ordinance, they will need a total of 31 parking spaces in total. They have reviewed the delineation of the wetland on site. They intend to file with the Conservation Commission, concurrent to when they go into the definitive phase of design. Additional improvements to storm water management are anticipated. Carla Zottoli introduced herself to answer any questions that were not environmental. Steve Cormier asked a few questions about the entrance which were answered previously and at this time. There were no further questions, and the Planning Board will take this under advisement. Steve Cormier thanked them for the presentation and time. Rob Oliva let Chris know he located plans for the services on that building which he will send to him. Rob advised Chris that there is a sewer service directly under where they were planning to locate a new ramp. So that will need to be looked at.

3.2 Parking Variance Review for 19 – 21 Stephanie Drive

The Applicant was not present.

This was referred to the Planning Board from the ZBA. However, this is the jurisdiction of the ZBA. They will also be connected with the Building Commissioner, as they have not spoken with him at this time.

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

2025 Meeting Schedule

Next Meeting: Tuesday, August 12, 2025, at 6:30 p.m.

Adjournment

Motion to adjourn.

P. Cormier/E. Flint

Vote: 4 – 0

The meeting was adjourned at 6:57 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.