

GARDNER PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

- ✓ GROUNDWATER PROTECTION OVERLAY DISTRICT (Section 520)
- ✓ SURFACE WATER PROTECTION OVERLAY DISTRICT (Section 550)
(See Gardner Zoning Code)

APPLICATION MUST BE COMPLETE

(Please type or print clearly)

Application is hereby made for a Special Permit pursuant to Section 520 or 550 of the Zoning Code. Special Permits required under Section 520 or 560 shall be in addition to, and separate from, any other Special Permit required under the Zoning Code. Each application shall contain the information listed in Section 520 or 560, unless waived or modified by the Planning Board.

1. Applicant(s) Name WATERSTONE PROPERTIES GROUP, INC.
Mailing Address 117 KENDRICK STREET - SUITE 325, NEEDHAM, MA 02494 Telephone (781) 675-2063

2. Record Owner(s) HENRY HEYWOOD MEMORIAL HOSPITAL
Mailing Address 242 GREEN ST GARDNER, MA Telephone (978) 630-6225

3. Name of Development HENRY HEYWOOD MEMORIAL HOSPITAL

4. Name(s) of Engineer and Surveyor HANNIGAN ENGINEERING, INC
Mailing Address 8 Monument Square Leominster, MA 01453 Telephone (978) 534-1234
Mailing Address _____ Telephone _____

5. Parcel Information:
Deed recorded in Worcester District Registry of Deeds; Book 2112 Page 106
*BK17475/PG 301; BK61348/PG272; BK54701/PG164; BK53249/PG217; BK22028/PG256; BK16783/PG47; BK4904/PG142; BK2590/PG230; BK19750/PG158
Plan recorded in Worcester District Registry of Deeds, Plan Book _____ Page _____
Assessors Map/Block/Lot R32-22-1; R32-22-2; R27-7-1; R27-7-2; R27-7-4; R27-2-5; R27-2-6; R27-2-7; R27-15-3; R27-2-8B
Zoning District Rural Residential (R2)/Single Family Residential (R1)
Location: HEYWOOD HOSPITAL 242 GREEN ST, GARDNER, MA
Describe status of any prior or outstanding applications for Special Permits and Site Plan Review. Concurrent submittal to ZBA for Special Permits

6. Proposed Uses:
Principal Uses Hospital & Medical Office
Accessory Uses _____

04/10/2019 10:27:15

7. Project Summary

The application shall include a narrative explanation of the proposal and demonstrate that the proposal complies with the provisions of Section 520 or 550. Any requests for waivers should be discussed with an explanation of why the waiver will not have a detrimental effect to water quality. See attached Narrative.

8. Submittals

All applications shall contain the information listed below and detailed in Section 520 or 550, unless waived or modified by the Planning Board:

- Site Plan
- Storm Drainage Plan
- Siltation and Sediment Control Plan
- Narrative Statements detailing information about hazardous materials, ground water recharge if required by Section 520 or 550, and issues of special concern listed in Section 520 or 550.

9. The application will be processed by the Planning Board pursuant to the requirements of Section 520 or 550 and Section 1170 of the Zoning Code, and with the requirements of the Planning Board's Rules Governing Special Permits.

Attach hereto a list of all abutters, owners of land directly opposite on any public or private street or way, and owners of land within 300 feet of the property perimeter, all as they appear on the most recent tax list, even if across a City line.

I understand and agree to comply with the requirements of the Gardner Planning Board's Rules Governing Special Permits. I also understand and agree to pay for advertising, recording fees and such other expenses as are required.

WSB
Signature of record Owner

WINFIELD S BROWN
Print Name

5/18/21
Date

[Handwritten Signature]
Signature of Applicant

[Handwritten Name]
Print Name

5/18/21
Date

OFFICE USE ONLY:

Date of Submission _____

DRC Meeting Date _____

Planning Board
Meeting Date _____

HANNIGAN ENGINEERING, INC.

8 MONUMENT SQUARE, LEOMINSTER, MA 01453 PHONE: (978) 534-1234 FAX (978) 534-6060 CIVIL ENGINEERS & LAND SURVEYORS

Trevor Beauregard, Director
Gardner Planning Department
City of Gardner - Manca Annex
115 Pleasant Street – Room 201
Gardner, Massachusetts 01440

May 17, 2021

RE: Henry Heywood Memorial Hospital
242 Green Street, Gardner, MA
Special Permit – 675-550 Surface Water Protection Overlay District

Dear Mr. Beauregard,

On behalf of the Applicant, Waterstone Properties Group, Inc. (WPG), Hannigan Engineering, Inc. is submitting an application for the issuance of a Special Permit from the Planning Board for the proposed construction relative to a building addition, including the reconstruction and expansion of the existing parking facilities at the Henry Heywood Memorial Hospital (Heywood) located at 242 Green Street in the City of Gardner, Massachusetts. The land proposed for development is within the Surface Water Supply Overlay District (SWPOD) and is subject to provisions of the Ordinance under §675-550. As the project will result in the rendering impervious of land within the Zone B and C+, a Special Permit is required per §675-550 F.(2)(e) of the Ordinance.

The subject property is comprised of several parcels that have been acquired by Heywood through various deeds over time. The total combined area of the parcels is approximately 12 acres. Additionally, Heywood has secured a lease of the abutting City owned land consisting of approximately 2 acres. Areas rendered impervious on the City portion of the land are also considered in the compliance with the Ordinance relative to the SWPOD.

The subject property is “split zoned” with the front section along Woodland Avenue being Single Family Residence (SFR1), and the remaining property being Rural Residential (RR2). The following parcels are under the ownership of Heywood on this site:

Parcel ID#	R32-22-1	R32-22-2	R27-7-1	R27-7-2
	R27-7-4	R27-2-5	R27-2-6	R27-2-7
	R27-15-3	R27-2-8B		

The purpose of the addition is to expand the surgical capacity of the hospital and to provide additional medical office space for clinical patient service. The existing operating rooms were constructed in the 1960's and are outdated. The new surgical suite will have six surgical areas with associated areas for staff and waiting areas. The existing operating rooms will be repurposed within the hospital. The second floor of the addition is proposed to consist of an initial 15,000 square feet of Medical Office space. Thus, the initial expansion would require an additional 63 parking spaces over the current number of required spaces. The building is being designed to allow the eventual expansion of this space to approximately 27,500 square feet. It is intended to anticipate the full buildout to 27,500 square feet with respect to the Special Permits being applied for under this application. The proposed addition will not add any patient beds to the facility.

As part of the project, the site will be reworked and the existing parking lot on the southern side of the building will be reconstructed and expanded. The Site Development Plans included within this application show the reconfiguration of the parking in this area. As part of this, a new access drive will be created looping around to the rear of the site to provide truck access to the loading areas. The main purpose of this loop drive is to separate the truck traffic for deliveries from the vehicles coming to the site for the hospital use. This drive will also provide access to 70 new parking spaces along the drive, anticipated for employees.

The access to the new parking areas on the south side of the building will be provided in approximately the same location as currently exists. Accessible parking and short-term parking will be located within close proximity to the entrances to the building. The parking has been laid out to provide access to all spaces from the internal access drives. A secondary connection has been made to the loop drive to avoid congestion at the entrance area. The parking improvements will provide an increase in parking of 118 parking spaces. Heywood has also entered into discussion with the heirs of the owner of the lot in the center of the frontage of the parking lot (Damon Lot) with respect to the purchase of this parcel. The Site Development Plans show the proposed drive and parking through the Damon Lot in anticipation of acquisition of this parcel. The grading and drainage on the site has been designed to allow the connection of the two parking sections on each side of the Damon Lot. This would provide an additional 48 parking spaces should this parcel be acquired. This would result in a total increase of 166 parking spaces on the property.

Under the provisions of §675-550 F.(2)(e) and §675-550 G. of the Ordinance, the Planning Board may issue a Special Permit for rendering impervious areas in excess of 20 percent with the inclusion of artificial recharge within the Zone B and C+. As such, this application is filed with the intention of providing the Planning Board with sufficient information to satisfy the provisions of §675-550 G. of the Ordinance. This application is being filed concurrently with an application for Definitive Site Plan for the project. Included within this filing are the Special Permit Application, the Site Development Plans, the Drainage Analysis & Report, as well as the Preliminary Architectural Floor Plans and Elevations.

This narrative is intended to provide the Planning Board with additional information per §675-550 G.(e). A separate project being reviewed by the City on the same site is relative to the existing Power Plant upgrades. Items [1], [2], and [3] are related to the Power Plant project and not reviewed as part of this submittal. The exception to this would be as may relate to pesticides and deicing materials. All treatments related to fertilizers and pesticides are handled by an outside contractor with no storage of these materials on site. With respect to deicing of parking areas and pedestrian walkways, this is also handled by an outside contractor. Currently, there is a storage tank of sodium chloride on the property. However, this is being moved off site as part of the Power Plant project.

Item [4] of this section is the primary focus of the Special Permit. The proposed addition, in combination with previously developed areas on the property, will render more than 20 percent of the property impervious. This is allowed by the issuance of a Special Permit from the Planning Board with artificial recharge being provided. For the purpose of this submittal, the artificial recharge being provided is relative to the newly developed areas of the site. This is proposed to be accomplished through the use of an underground storage system consisting of a series of plastic chambers and crushed stone. The majority of the area of new and redeveloped areas of the project will be directed to the chamber system. Portions of the site not directed to the chamber system will be directed towards existing drainage system components. This information is more thoroughly discussed in the Drainage Analysis & Report submitted with this Application.

The applicable portions of Item [5] of this section are limited to snow storage and earthmoving and alteration. On this project, significant earthmoving and alteration should be anticipated. The grades within the existing and proposed parking lots adjacent to Woodland Avenue will be lowered to provide access to the existing building and meet the current floor elevations. The largest grade change is close to the proposed addition and is approximately 9 feet. Excavations for subgrade preparation and installation of utilities will extend the excavations further.

Conversely, as the construction of these parking lots continue to the west, the existing grades will be raised significantly. The driving factor on this earthmoving work is also the floor elevation of the existing building. The site "pad" is approximately at elevation 1185, with the floor elevation at approximately 1186. The grade of the loop road on the western side of the site ranges from elevation 1186 down to elevation 1183 and the existing grade is approximately elevation 1172. This equates to an approximate change in grade of 11 to 14 feet.

The construction of the project will initially focus on the site grade changes prior to the construction of the initial building components. Included within the site footprint are the drainage structures and the subsurface chambers. Upon completion, the westerly slope will be stabilized, either with broken rockfill or loam, seed, and planting. The construction phase is not anticipated to have an impact on the surface water quality downgradient of the project. Initial soil borings indicate significant presence of ledge which will require blasting. The rock removed will then be crushed and utilized to raise the grade on the western side of the project. As this material is stable once placed, it is not anticipated to have an adverse effect on the area. Additional materials will be brought on site for construction and will be clean sourced products.

Snow storage on the site will be addressed with windrow plowing to the parking lot edges and islands. Larger and/or multiple storm events may require snow to be stockpiled in certain areas within the parking lot. The new portion of the parking lot as drainage components that will be in place to provide treatment for removal of Total Suspended Solids (TSS) prior to discharge. It is not recommended that sanding be utilized as a method of deicing on the property, as this will adversely affect the drainage system components.

As part of the Special Permit process, as outlined in §675-1170B, certain criteria must be met for the issuance of the Special Permit. The Special Permit Granting Authority, in this case the Planning Board, shall grant the Special Permit "*upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the City of the neighborhood, in view of the particular characteristics of the site and of the proposal in relationship to that site.*" We have reviewed the criteria and offer the following for consideration:

- (1) *The proposal shall be suitably located in the neighborhood in which it is proposed and/or the entire City and shall be compatible with neighborhood character, existing uses and other uses permitted by right in the same district.*

The existing Hospital and Medical Office uses are preexisting, nonconforming uses within this residentially zoned area. These existing uses extend back decades as evidenced by the main deed of the property which is dated June 11, 1907 and was recorded at the Worcester District Registry of Deeds in Book 2112, Page 106 on August 25, 1916. Within the deed, it is noted that the land was conveyed directly to Henry Heywood Memorial Hospital, which presumes the hospital already existed at that time. This predates the adoption of zoning within the City of Gardner.

An application for Special Permit from the ZBA has been filed to address this matter. Compliance with the SWPOD requirements is the intention of this application.

- (2) *The proposal shall provide convenient and safe vehicular and pedestrian movement within the site and in relation to adjacent streets, property, and improvements.*

The existing uses of the property have a general traffic and pedestrian pattern that has evolved over time. The majority of the existing vehicular and pedestrian movements on the property are generally on the north side of the building, including a majority of the parking. Truck and ambulatory traffic is generally also on the north side of the building with the southern access being used for truck access. The loading areas for truck deliveries is on the western side of the building.

The access route for truck traffic currently is directly through the general vehicular traffic of patients and employees. As part of the proposed expansion, the parking on the southern side of the building will be expanded and a separate access drive will be provided for truck access to the west side of the building. The exit route for the trucks will still be on the north side, as there is not sufficient room for the trucks to completely turn around on the west side of the building.

With the parking expansion on the southern side of the building, pedestrian routes to the building will be much clearer and organized than what is presently on site. The current parking has been added on over time and is disjointed and multidirectional. The proposed upgrades would provide much safer pedestrian access to the entrance of the facility. Along Woodland Avenue, a new sidewalk will be constructed along the street to facilitate pedestrian traffic along the roadway.

An application for Special Permit from the ZBA has been filed to address this matter. Compliance with the SWPOD requirements is the intention of this application.

- (3) *The proposal shall provide adequate space for off-street parking, loading and unloading of vehicles, and goods, products, materials and equipment incidental to the normal operation of the establishment or use.*

As stated above, improvements to the site consist of the reconstruction of the parking and access routes on the southern side of the building. This will include the addition of an initial 68 parking spaces and the creation of a new loop drive to segregate the incoming truck traffic from the patient traffic. The loading areas are not proposed to be changed as part of the project and are located away from the majority of the patient parking. The parking improvements will also include better situated spaces for accessible parking along with drop/pickup zones for ease of patient access to the facility.

An application for Special Permit from the ZBA has been filed to address this matter. Compliance with the SWPOD requirements is the intention of this application.

- (4) *The proposal shall provide adequate and appropriate facilities and utilities for the proper operation of the proposed use and disposal of sewage, refuse or other waste products and methods of drainage of surface water.*

The proposed expansion will include new service connections for domestic water and sewage disposal. Other utilities such as gas and telecommunications are still under review but will be coordinated with the existing utilities available on the site. Fire protection may be extended from within the existing building or may be provided with a new connection on the west side of the proposed expansion. Disposal of refuse will be provided in the same area as currently exists on the western side of the building.

A new drainage system will be constructed on the southern side of the building to accommodate the reconstruction and expansion of the parking and access loop drive. This system will be designed in compliance with Mass DEP Stormwater Management Standards and the standards of the City of Gardner for drainage systems within watershed areas. The majority of the parking areas will be captured and directed to underground storage chambers and release via infiltration into the underlying soils. The remaining portions will be directed to existing drainage systems to maintain drainage patterns in the area.

An application for Special Permit from the ZBA has been filed to address this matter. Compliance with the SWPOD requirements is the intention of this application.

- (5) *The proposal shall not constitute a nuisance due to air and water pollution, erosion, flood, noise, odor, dust, vibrations, lights or visually offensive structures or site features.*

It is not anticipated that the proposed use would constitute a nuisance due to air and water pollution, erosion, flood, noise, odor, dust, vibrations, lights or visually offensive structures or site features. The proposed addition is set back off the roadway and will be similar in construction to the existing building with respect to aesthetics. Additionally, the proposed parking is being moved to provide the required setback to the front property line, which the current parking does not meet. It is acknowledged that there will be noise, dust, and vibrations during construction, but upon completion of the construction, these activities are not anticipated.

An application for Special Permit from the ZBA has been filed to address this matter. Compliance with the SWPOD requirements is the intention of this application.

- (6) *The proposal shall not be a substantial inconvenience or hazard to abutters, vehicles or pedestrians, as determined by the SPGA.*

As stated above, improvements to the site consist of the reconstruction of the parking and access routes on the southern side of the building. This will include the addition of an initial 68 parking spaces and the creation of a new loop drive to segregate the incoming truck traffic from the patient traffic. Routes for pedestrian access to the entrance area of the building are also improved as part of the construction. The loading areas are not proposed to be changed as part of the project and are located away from the majority of the patient parking. The parking improvements will also include better situated spaces for accessible parking along with drop/pickup zones for ease of patient access to the facility. Finally, a new sidewalk will be constructed along Woodland Avenue which will remove the existing driveway cuts and provide updated areas for pedestrian travel.

An application for Special Permit from the ZBA has been filed to address this matter. Compliance with the SWPOD requirements is the intention of this application.

- (7) *The proposal shall be in harmony with the general purpose and intent of this chapter.*

As this is an expansion of uses that currently exist in the same location, and this location predates zoning within the City, it is anticipated that the proposal will be in harmony with the general purpose and intent of the Ordinance. In support of this, we have reviewed the Purpose of the Ordinance as outlined in § 675-110, which states:

These regulations are enacted to promote the general welfare of the City of Gardner, to protect the health and safety, convenience and general welfare of its inhabitants, to encourage the most appropriate use of land throughout the City, to preserve the cultural, historical and agricultural heritage of the community, to increase the amenities of the City, and to reduce the hazard from fire by regulating the location and use of buildings and the area of open space around them, all as authorized by, but not limited to, the provisions of the Zoning Act, MGL c. 40A, as amended, Section 2A of 1975 Massachusetts Acts Chapter 808, and by Article 89 of the Amendments to the Constitution of the Commonwealth of Massachusetts.

The proposal is substantially aligned with the purpose as outlined in the Ordinance. Specifically, the general welfare of the inhabitants is provided with the increased ability to serve the community locally. The granting of the requested Special Permits will provide better access to services that are currently limited at the existing hospital location. Many residents of the City and surrounding communities will not have to travel outside the local area to have access to premium medical care that will become available with the proposed construction. As such, the proposal is in harmony with the Purpose as stated above.

An application for Special Permit from the ZBA has been filed to address this matter. Compliance with the SWPOD requirements is the intention of this application.

- (8) *The proposal shall not have a significant detrimental impact on City services, tax base, and employment opportunities.*

It is not anticipated that the proposal will have an adverse impact on City services, tax base, and employment opportunities. In fact, it is anticipated that this proposal will have a significant positive impact on these factors. Employment opportunities are significant with the approval of the Special Permit both short term, with the construction jobs to be created, and long term with the future availability of new employment opportunities at the hospital.

An application for Special Permit from the ZBA has been filed to address this matter. Compliance with the SWPOD requirements is the intention of this application.

- (9) *The proposal is consistent with the City's Community Development Plan or Master Plan.*

The Community Development Plan was reviewed relative to this proposal. The focus of the Plan relative to Economic Development (Section 3.0) is to promote the continuation of existing business opportunities within the City, while preserving the natural resources and community character. This project adheres to this directive in both the aspect of continuation of existing business opportunities and the preservation of natural resources and community character.

The ability to expand the opportunities for the hospital extends beyond the grounds of the campus. As a large-scale employer within the City, it also provides significant economic benefit to other businesses in the City, whether or not related to the medical field. The employees of the hospital generally live within the City and surrounding communities which promotes growth of other business types such as personal care, restaurants, and retail uses. As such, these businesses also see residual benefit of the expansion.

**HANNIGAN
ENGINEERING, INC.**

8 MONUMENT SQUARE, LEOMINSTER, MA 01453 PHONE: (978) 534-1234 FAX (978) 534-6060 CIVIL ENGINEERS & LAND SURVEYORS

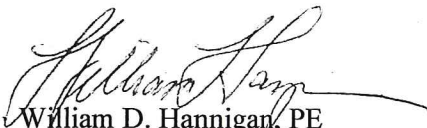
With respect to the preservation of natural resources, the site is being designed in accordance with the DEP Stormwater Standards as well as the watershed protection regulations within the City. Adherence to these standards and regulations is consistent with the Community Development Plan.

An application for Special Permit from the ZBA has been filed to address this matter. Compliance with the SWPOD requirements is the intention of this application.

Hannigan Engineering, Inc. is providing this information with the intention of providing the Planning Board with sufficient information to satisfy this provision of §675-1170 of the Ordinance with respect to granting of Special Permits. We are attaching the Site Development Plans, the Drainage Analysis & Report, along with general floor plans and elevations of the building addition for your review in consideration of the Special Permit applied for under this application.

We would ask that this project be put on the agenda of the June 8, 2021 meeting of the Planning Board. Representatives of this office and the Applicant will attend the Public Hearing for the project to review the project and address issues or concerns that may be raised. Should you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,
HANNIGAN ENGINEERING, INC.


William D. Hannigan, PE
President

J:\My Documents\PROJECTS\2600+2670-Henry Heywood Memorial Hospital\2670.2-Waterstone Properties\Planning\2670-PB Special Permit Narrative.docx

CERTIFIED ABUTTER'S LIST

**CITY OF GARDNER
CERTIFIED ABUTTERS LIST**

Parcel ID	Location	Owner	Owner2	Mailing Address	City	State	Zip
R27-16-26	152-154 EATON ST	CITY OF GARDNER	MUNICIPAL GOLF COURSE	95 PLEASANT ST STE 125	GARDNER	MA	01440
R27-2-14	231 WOODLAND AVE	LINSKY NATHAN L		231 WOODLAND AVE	GARDNER	MA	01440
R27-3-7	203 GREEN ST	LEHTINEN DAVID W & DONNA M LIFE ESTATE	ERIC LEHTINEN	203 GREEN ST	GARDNER	MA	01440
R27-7-9	168 WOODLAND AVE	DONE INTHONGKHAM	PHAYVANH PHOMMACHANH	168 WOODLAND AVE	GARDNER	MA	01440
R27-2-7	242 WOODLAND AVE	HENRY HEYWOOD MEMORIAL HOSPITAL		242 GREEN ST	GARDNER	MA	01440
R27-3-13	WOODLAND AVE	CITY OF GARDNER		95 PLEASANT ST STE 125	GARDNER	MA	01440
R27-3-5	217 GREEN ST	SZKIL BRUCE A & JOAN A		217 GREEN ST	GARDNER	MA	01440
R27-7-20	189 WOODLAND AVE	BOURQUE JOHN P & CHERYL C		189 WOODLAND AVE	GARDNER	MA	01440
R27-8-12	169 GREEN ST	HANKS AARON A	FITCH KERRY	169 GREEN ST	GARDNER	MA	01440
R27-7-2	188 WOODLAND AVE	HENRY HEYWOOD MEMORIAL HOSPITAL		242 GREEN ST	GARDNER	MA	01440
R27-7-13	157 WOODLAND AVE	TEDSTONE RONALD D & KEANG		73 MONADNOCK ST	GARDNER	MA	01440
R27-7-10	175 WOODLAND AVE	WU YAN	ZHONG YUNXIANG	P.O. BOX 18	HARVARD	MA	01451
R27-2-4	218 WOODLAND AVE	HENRY HEYWOOD MEMORIAL HOSPITAL		242 GREEN ST	GARDNER	MA	01440
R32-22-1	242 GREEN ST	HENRY HEYWOOD MEMORIAL HOSPITAL		242 GREEN ST	GARDNER	MA	01440
R27-7-1	182 WOODLAND AVE	HENRY HEYWOOD MEMORIAL HOSPITAL		242 GREEN ST	GARDNER	MA	01440
R27-2-5	WOODLAND AVE	HENRY HEYWOOD MEMORIAL HOSPITAL		242 GREEN ST	GARDNER	MA	01440
R27-3-10	GREEN ST	KERESEY PATRICIA S		19 WESTBOROUGH DR	W HARTFORD	CT	06107
R27-7-8	162 WOODLAND AVE	JOHNY C FERREIRA		23 1/2 DILLA ST	MILFORD	MA	01757
R27-3-9	191 GREEN ST	MABEE FRANK & JANA G MORGAN		191 GREEN ST	GARDNER	MA	01440
R27-7-21	185 WOODLAND AVE	SUSAN M THIBEAULT		58 CARRUTH RD	TEMPLETON	MA	01468
R27-2-18	197 WOODLAND AVE	CHRISTAKOVA SXETLANA		197 WOODLAND AVE	GARDNER	MA	01440
R32-22-7	259 GREEN ST	HENRY HEYWOOD MEMORIAL HOSPITAL		242 GREEN ST	GARDNER	MA	01440
R27-2-8B	WOODLAND AVE OFF	HENRY HEYWOOD MEMORIAL HOSPITAL		242 GREEN ST	GARDNER	MA	01440
R27-8-8	156 GREEN ST	FAUCHER AUDREY TRSTE	FAUCHER REALTY TRUST	156 GREEN ST	GARDNER	MA	01440
R27-7-12	161 WOODLAND AVE	BERGERON EDWARD N & NANCY A		161 WOODLAND AVE	GARDNER	MA	01440
R27-2-15	223-225 WOODLAND AVE	UMPIERREZ TERESA & RAMOS MARIA E	SILVA GERMAN	223-225 WOODLAND AVE	GARDNER	MA	01440
R27-8-7	152 GREEN ST	MONIZ ANDREW B & KIMBERLY L		152 GREEN ST	GARDNER	MA	01440
R27-7-7	150 WOODLAND AVE	GALLANT LEO L/E	GALLANT BRENDA L/E	150 WOODLAND AVE	GARDNER	MA	01440

Parcel ID	Location	Owner	Owner2	Mailing Address	City	State	Zip
R27-3-8	197 GREEN ST	ASIKAINEN RAYMOND R & ELAINE S		197 GREEN ST	GARDNER	MA	01440

Parcel ID	Location	Owner	Owner2	Mailing Address	City	State	Zip
R32-23-8A	MATTHEWS ST	HENRY HEYWOOD MEMORIAL HOSPITAL		242 GREEN ST	GARDNER	MA	01440
R27-3-4	235 GREEN ST	HEYWOOD HOSPITAL REALTY CORP		242 GREEN ST	GARDNER	MA	01440
R27-7-22	11 BEECH ST	PHILIP DAY MORIAH ASHLIN	PHILIP DAY EMMAH GRACE	11 BEECH ST	GARDNER	MA	01440
R27-2-3	196 WOODLAND AVE	DAMON EDMUND H		196 WOODLAND AVE	GARDNER	MA	01440
R27-8-6	3 BEECH ST	THIBODEAU RICHARD		3 BEECH ST	GARDNER	MA	01440
R27-8-9	162 GREEN ST	DIEHL MARY L		162 GREEN ST	GARDNER	MA	01440
R27-3-6	209 GREEN ST	LEIGHTON ALAN & SHANNON		209 GREEN ST	GARDNER	MA	01440
M27-15-3	WOODLAND AVE	CITY OF GARDNER		95 PLEASANT ST STE 125	GARDNER	MA	01440
R27-7-14	19 BEECH ST	SADAKA MARJORIE E	MOULTON RICHARD J	19 BEECH ST APT 1	GARDNER	MA	01440
R27-7-6	99 HEYWOOD ST	CITY OF GARDNER		95 PLEASANT ST STE 125	GARDNER	MA	01440
R27-7-11	171 WOODLAND AVE	RUCKEY CHESTER T TRSTE	171 WOODLAND AVE RE TRUST 19	442 COUNTY RD	ASHBY	MA	01431
R27-2-17	205 WOODLAND AVE	GRAY MARTIN	SUMNER SUSIE A	205 WOODLAND AVE	GARDNER	MA	01440
R27-3-11	185 GREEN ST	BROUGH MATTHEW	PALMER JULIE	46 S MAIN ST	ASHBURNHAM	MA	01430
R27-3-16	213 WOODLAND AVE	MCGEE ROBERT G JR & MARYANN J		213 WOODLAND AVE	GARDNER	MA	01440
R27-7-19	193 WOODLAND AVE	NGUYEN THOI MINH & THUY T		193 WOODLAND AVE	GARDNER	MA	01440
R27-2-6	232 WOODLAND AVE	HENRY HEYWOOD MEMORIAL HOSPITAL		242 GREEN ST	GARDNER	MA	01440
R32-12-6	444 GREEN ST	COMM OF MASS	MT WACHUSETT COMM COLLEGE	444 GREEN ST	GARDNER	MA	01440
R32-22-2	250 GREEN ST	HENRY HEYWOOD MEMORIAL HOSPITAL		242 GREEN ST	GARDNER	MA	01440
R32-22-3	GREEN ST	CITY OF GARDNER		95 PLEASANT ST	GARDNER	MA	01440
	ALSO ABUTS:	CRYSTAL LAKE					

Parcel ID	Location	Owner	Owner2	Mailing Address	City	State	Zip
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Location: VARIOUS*
PID: VARIOUS*
Special Considerations:

Type: Planning Board
GIS Date: 12/31/2020
CAMA Date: 3/31/2021

This is to certify that at the time of the last assessment for taxation made by the City of Gardner, the above names and address and the parties assessed as adjoining owners to the proposed property.

Assessor's Signature 

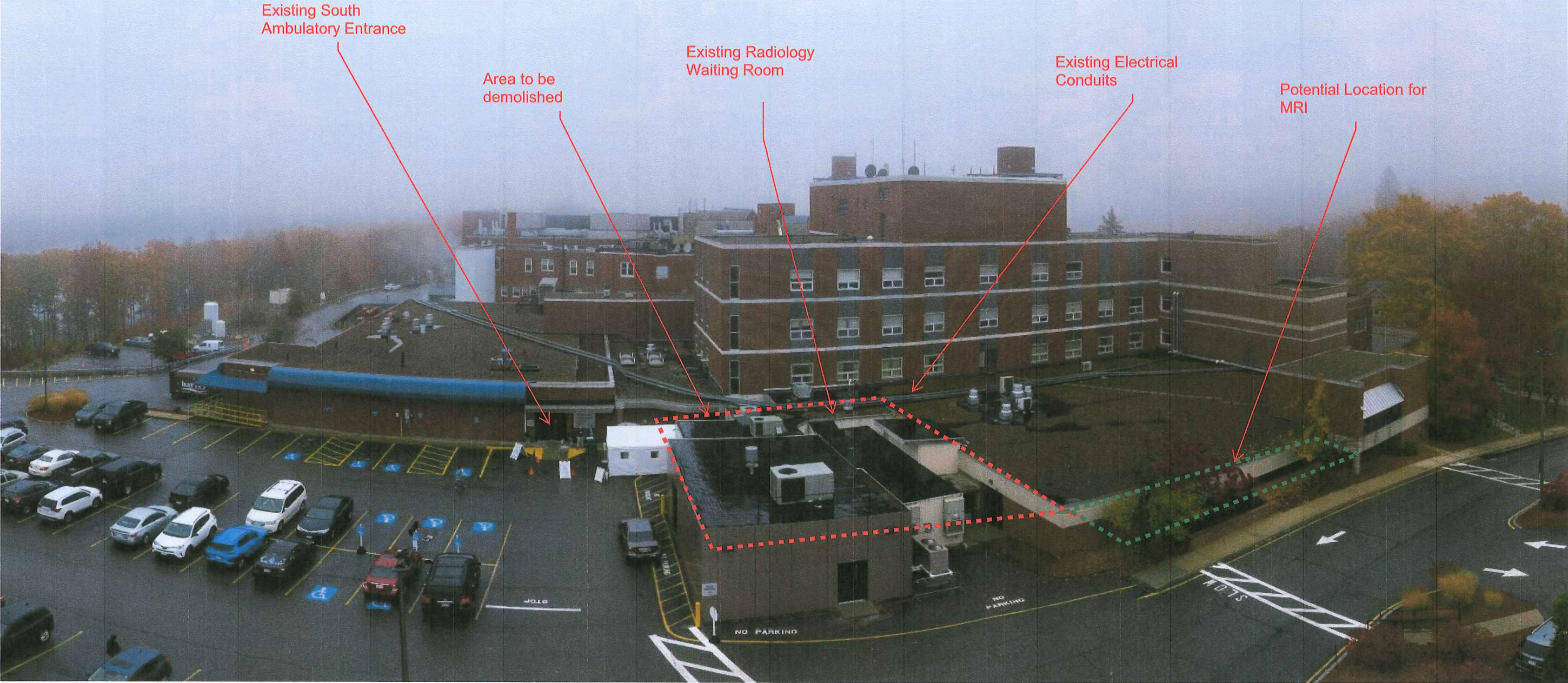
Date: 4/20/2021

*PARCEL	*LOCATION
R32-22-1	242 GREEN ST
R32-22-2	250 GREEN ST
R27-2-8B	WOODLAND AVE OFF
R27-2-7	242 WOODLAND AVE
R27-2-6	232 WOODLAND AVE
R27-2-5	WOODLAND AVE
R27-2-4	218 WOODLAND AVE
R27-7-2	188 WOODLAND AVE
R27-7-1	182 WOODLAND AVE

SITE PHOTOGRAPHS

Heywood Hospital
Drone Image with annotations
27 October 20

HED



Heywood Hospital
Drone Image with annotations
27 October 20

HED

Illustrative Location of
the footprint of the
Ground Floor



ARCHITECTURAL RENDERINGS



HEYWOOD HOSPITAL

EXTERIOR ELEVATIONS | 05.14.2021

HED

View from Entry Drive



HED

View from parking



HED

North Facing Elevation



0 2 4 8 16

West Facing Elevation



0 2 4 8 16
| | | | |