



City of Gardner, Massachusetts
Office of the City Council

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CALENDAR FOR THE MEETING

of

MONDAY, AUGUST 7, 2023

CITY COUNCIL CHAMBER

7:30 P.M.

**ORDER OF BUSINESS**

**I. CALL TO ORDER**

**II. CALL OF THE ROLL OF COUNCILLORS**

**III. OPENING PRAYER**

**IV. PLEDGE OF ALLEGIANCE**

**V. 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 and exhibits used or referenced at the meeting must be submitted in duplicate to the City Clerk, as they become part of the Meeting Minutes.

**VI. READING OF MINUTES OF PRIOR MEETING(S)**

- June 20, 2023, Regular Meeting
- June 20, 2023, Informal Meeting
- July 3, 2023, Regular Meeting

**VII. PUBLIC HEARINGS**

**11026** – A Petition by National Grid, Manca Drive – to install 1 Single Owned Pole on Manca Drive beginning at a point approximately 640’ feet west of the centerline of the intersection of W Broadway and Manca Drive. Install 1 Single Owned Pole to bring 3 ph power to new EV charging stations at Car dealership. *(In the City Council and Referred to Public Service Committee 7/3/2023; Public Hearing 8/7/2023)*

**VIII. EXECUTIVE SESSION**

Entered under Exemption 3 of the Open Meeting Law: “To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares,” (MGL c.30A, §21(3)) and Exemption 6 of the Open Meeting Law: “To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.” MGL c.30A, §21(6) and to approve the Executive Session meeting minutes of April 3, 2023.

## **IX. COMMUNICATIONS FROM THE MAYOR**

### **COMMUNICATIONS**

- 11033** – A Measure Authorizing Acceptance of Donations and Gifts for Use by Mayor’s Department, Summer Celebration Account – Banner Sponsorship. *(Finance Committee)*
- 11034** – A Measure Authorizing Acceptance of Donations and Gifts for Use by Mayor’s Department, Summer Celebration Account – Flowerpot Sponsorship. *(Finance Committee)*
- 11035** – A Measure Authorizing Acceptance of Donations and Gifts for Use by Mayor’s Department, Summer Celebration Account – Summer Kick Off Sponsorship. *(Finance Committee)*
- 11036** – A Measure Authorizing Acceptance of Donations and Gifts for Use by Mayor’s Department, Summer Celebration Account – Welcome to Gardner Sign. *(Finance Committee)*
- 11038** – A Measure to Create and Authorize Acceptance of Donations and Gifts for Use by City of Gardner – Gardner Waterford Street Building. *(Finance Committee)*
- 11042** – A Memorandum from the Director of Public Works Regarding Staffing Levels.

### **ORDERS**

- 11037** – An Order Transferring \$39,643.48 FY2023 Appropriations from Various DPW Salaries and Wages to FY2023 Various Operating Expenditures. *(Finance Committee)*
- 11039** – An Order Authorizing the City to Borrow \$550,000.00 for Waterford Street School Renovations. *(Finance Committee)*
- 11040** – An Order Appropriating \$115,000.00 from Available Funds – Sale of City Property Reserved to GRA Rear Main Street Capital Project. *(Finance Committee)*

### **APPOINTMENTS**

- 11029** – A Measure Confirming the Mayor’s Appointment of Jane Clabaugh to the Position of Disability Commission Member, for term expiring July 6, 2026. *(Appointments Committee)*



- 11030** – A Measure Confirming the Mayor’s Appointment of Francine Pera to the Position of Disability Commission Member, for term expiring July 6, 2026. *(Appointments Committee)*
- 11031** – A Measure Confirming the Mayor’s Appointment of Stephen Hiron to the Position of Sealer of Weights and Measures, for term expiring July 11, 2024. *(Appointments Committee)*
- 11032** – A Measure Confirming the Mayor’s Appointment of Robert O’Keefe to the Position of Information Technology Director, for term expiring July 11, 2026. *(Appointments Committee)*
- 11047** – A Measure Confirming the Mayor’s Appointment of Darrell Sweeney to the Position of Electrical Inspector, for term expiring August 6, 2026. *(Appointments Committee)*
- 11048** – A Measure Confirming the Mayor’s Appointment of Mr. Sullivan Hulette to the Permanent Position of Fire Department Therapy Dog.

**X. PETITIONS, APPLICATIONS, COMMUNICATIONS, ETC.**

- 11041** – A Measure Confirming the City Clerk’s Appointment of Elizabeth Doiron to the Position of Assistant City Clerk, for term expiring July 25, 2026. *(Appointments Committee)*
- 11043** – An Ordinance to Amend the Code of the City of Gardner, Chapter 675 Thereof, entitled “Zoning,” to Change the Classification of Certain Parcels of Land Along Route 140. *(Submitted by Councillor Dana Heath)*
- 11044** – An Ordinance to Amend the Code of the City of Gardner, Chapter 306 thereof, entitled “Alcoholic Beverages,” to Add a New Section 5 thereof, entitled “Marijuana Retail Establishments” to Increase the Quota Allowed and Change the Method for Amending the Quota Allowed by the Code of the City of Gardner. *(Submitted by Councillor Dana Heath)*
- 11045** – An Ordinance to Amend the Code of the City of Gardner, Chapter 675 thereof, entitled “Zoning,” to Amend Section 1070 thereof, entitled, “Marijuana Establishments” to Change the Method to Increase the Quota Allowed by the Code of the City of Gardner. *(Submitted by Councillor Dana Heath)*
- 11046** – An Ordinance to Amend the Code of the City of Gardner, Chapter 675 thereof, entitled “Zoning,” to Add “Sports Betting” to the Zoning Table of Uses. *(Submitted by Councillor Dana Heath)*

**11049** – A Communication from Economic Development Coordinator Requesting an Informal Meeting Regarding District Improvement Financing (DIF).

## **XI. REPORTS OF STANDING COMMITTEES**

### **SERVICE COMMITTEE**

**10993** – A Petition by National Grid and Verizon New England Inc., Elm Street – to install 1, Remove 1 and Relocate 1 Jointly Owned Pole on Elm Street beginning at a point approximately 360 feet southeast of the centerline of the intersection of Elm Street and Cross Street and continuing approximately 500 feet in a south direction. P6-80 Replace and Relocate +/- 30' West. Install anchor guy on West of Pole. P7-99 is being removed. P10-99 is installing Push Brace on West side of P10. *(In the City Council and Referred to Public Service Committee 5/15/2023; Public Hearing 6/20/2023; More Time 6/5/2023, 6/20/2023; 7/3/2023)*

**11026** – A Petition by National Grid, Manca Drive – to install 1 Single Owned Pole on Manca Drive beginning at a point approximately 640' feet west of the centerline of the intersection of W Broadway and Manca Drive. Install 1 Single Owned Pole to bring 3 ph power to new EV charging stations at Car dealership. *(In the City Council and Referred to Public Service Committee 7/3/2023; Public Hearing 8/7/2023)*

### **COMMITTEE OF THE WHOLE**

**11023** – Charter Review Committee Final Review Recommendations. *(In the City Council and Referred to Committee of the Whole and Law Department 6/20/2023; More Time 7/3/2023)*

**11024** – A Communication from the Community Development & Planning Director Relative to an Update to the Open Space and Recreation Plan. *(In the City Council and Referred to Committee of the Whole 6/20/2023; More Time 7/3/2023)*

## **XII. UNFINISHED BUSINESS AND MATTERS FOR RECONSIDERATION**

## **XIII. NEW BUSINESS**

## **XIV. COUNCIL COMMENTS AND REMARKS**

## **XV. CLOSING PRAYER**

## **XVI. ADJOURNMENT**

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Items listed on the Council Calendar are those reasonably anticipated by the Council President to 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.

**REGULAR MEETING OF JUNE 20, 2023**

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Regular Meeting of the City Council was held in the Council Chambers, Room 219, City Hall, on Tuesday evening, June 20, 2023.

**CALL TO ORDER**

Council President Elizabeth Kazinskas called the meeting to order at 7:30 o'clock p.m.

**CALL OF THE ROLL**

City Clerk Titi Siriphan called the Roll of Members. Eleven (11) Councillors were present including Councillors James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Elizabeth Kazinskas, Judy Mack, Paul Tassone, George Tyros, and James Walsh.

**OPENING PRAYER**

President Kazinskas led the Council in reciting the Opening Prayer.

**PLEDGE OF ALLEGIANCE**

President Kazinskas led the Council in reciting the "Pledge of Allegiance".

**OPEN MEETING RECORDING & PUBLIC RECORDS ANNOUNCEMENT**

President Elizabeth Kazinskas announced to the assembly that the Open Meeting Recording and Public Records 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 recordings shall notify the Chair forthwith. All documents and exhibits used or referenced at the meeting must be submitted in duplicate to the chair as they become part of the meeting minutes pursuant to General Law Chapter 38 Section 20.

**READING & ACCEPTANCE OF MINUTES**

On a motion made by Councillor Ronald Cormier and seconded by Councillor Paul Tassone, it was voted viva voce, eleven (11) yeas, President Elizabeth Kazinskas and Councillors James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dama Heath, Judy Mack, Paul Tassone, George Tyros and James Walsh to waive the reading and accept the MINUTES of April 18, 2023, Regular Meeting.

REGULAR MEETING OF JUNE 20, 2023

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PUBLIC HEARING**#10993**

President Elizabeth Kazinskas opened the Public Hearing on a petition by National Grid and Verizon New England Inc., Elm Street – to install 1, Remove 1 and Relocate 1 Jointly Owned Pole on Elm Street beginning at a point approximately 360 feet southeast of the centerline of the intersection of Elm Street and Cross Street and continuing approximately 500 feet in a south direction. P6-80 Replace and Relocate +/- 30' West. Install anchor guy on West of Pole. P7-99 is being removed. P10-99 is installing Push Brace on West side of P10.

The President called for persons wishing to testify in favor of the Petition.

Yee Jee Young of National Grid spoke in favor of the petition. The purpose of the petition is to maintain their poles and the ones listed are leaning and not up to date. These poles are being replaced, removed or providing a push brace for better support.

The President again called for persons wishing to testify in favor of the Petition.

There being none, the President thrice called for persons wishing to testify in opposition.

Kevin Sanbourin, 137 Elm Street, spoke in opposition. A year and a half ago they had an electrical problem because National Grid did not maintain wires behind their house, and it costs them thousands of dollars to fix the issue. His insurance company charged National Grid for damages to the house due to negligence. Currently there is a new pole placed, and according to the petition, it's the one that will be removed and placed in the front of his house. The new pole was installed, but the old one is still there with the wiring.

Calvin Brooks, 147 Elm Street, spoke in opposition. His understanding of the petition is that a pole located by the Helen Mae Sauter and Elm Street school will be moved across the street between his and his neighbor's driveway. He has concerns backing out of his driveway. His other concern is the placement of the guide wire. It could be a safety issue with people walking on the sidewalk and under a wire, or if a sidewalk plow could get through.

The President again called for persons wishing to testify in opposition of the petition.

The President thrice called for persons wishing to testify in opposition of the petition.

There being none, President Kazinskas closed the Hearing at 7:41 PM.



## REGULAR MEETING OF JUNE 20, 2023

COMMUNICATIONS FROM THE MAYOR  
ORDERS**#11018**

On a motion made by Councillor Ronald Cormier and seconded by Councillor George Tyros, it was voted on call of the roll, ten (10) yeas, President Elizabeth Kazinskas and Councillors James Boone, Craig Cormier, Ronald Cormier, Karen Hardern, Dana Heath, Judy Mack, Paul Tassone, George Tyros and James Walsh; one (1) abstained, Councillor Aleksander Dernalowicz; that the following ORDER ought to pass:

AN ORDER APPROPRIATING A SUM OF MONEY FROM GOLF SURPLUS RETAINED EARNINGS ENTERPRISE FUND ACCOUNT TO GOLF SUPPLIES EXPENSE

ORDERED: That there be and is hereby appropriated the sum of One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00) from Golf Surplus Retained Earnings Enterprise Fund to Golf Supplies Expense.

**#11019**

Councillor Ronald Cormier informed the Council that the Fire Department has had staffing issues for a long time. There are four people in the academy and three being interviewed. If this comes to fruition, it will help with the overtime. They are currently seven positions short.

On a motion made by Councillor Ronald Cormier and seconded by Councillor Aleksander Dernalowicz, it was voted on call of the roll, eleven (11) yeas, President Elizabeth Kazinskas and Councillors James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, Paul Tassone, George Tyros and James Walsh the following ORDER ought to pass:

AN ORDER APPROPRIATING FROM FREE CASH TO THE FIRE DEPARTMENT – OVERTIME SALARY EXPENSE ACCOUNT.

ORDERED: That there be and is hereby appropriated the sum of Eighty-Nine Thousand Five Hundred Forty-Seven Dollars and No Cents (\$89,547.00) from Free Cash to the Fire Department – Overtime Salary Expense Account.



REGULAR MEETING OF JUNE 20, 2023

**#11020**

On a motion made by Councillor Aleksander Dernalowicz and seconded by Councillor Ronald Cormier, it was voted on call of the roll, eleven (11) yeas, President Elizabeth Kazinskas and Councillors James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, Paul Tassone, George Tyros and James Walsh the following ORDER ought to pass:

AN ORDER APPROPRIATING AN ADDITIONAL SUM OF MONEY FROM AVAILABLE WATER FUNDS-VARIOUS RECEIPTS RESERVED TO SALARY ACCOUNT FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 TO JUNE 30, 2024.

*ORDERED:* That there be and is hereby appropriated for the Fiscal Year beginning July 1, 2023 to June 30, 2024 the additional sum of THIRTY-ONE THOUSAND, FOUR HUNDRED EIGHT DOLLARS 47/100 CENTS (\$31,408.47) from Available Water Funds-Receipts Reserved to the following accounts:

|                                 |             |
|---------------------------------|-------------|
| Water Dept Clerk Salary & Wages | \$31,408.47 |
|---------------------------------|-------------|

**#11021**

On a motion made by Councillor Aleksander Dernalowicz and seconded by Councillor Ronald Cormier, it was voted on call of the roll, eleven (11) yeas, President Elizabeth Kazinskas and Councillors James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, Paul Tassone, George Tyros and James Walsh the following ORDER ought to pass:

AN ORDER TRANSFERRING APPROPRIATIONS FROM CITY HALL CUSTODIAN SALARIES & WAGES TO OPERATING EXPENDITURES.

*ORDERED:* That there be and is hereby transferred the appropriations sum of Fourteen Thousand Dollars and No Cents (\$14,000.00) from City Hall Custodian Salaries & Wages to Operating Expenditures.

|               |         |
|---------------|---------|
| REPAIRS&MAINT | \$8,000 |
|---------------|---------|

|                    |         |
|--------------------|---------|
| ENERGY & UTILITIES | \$6,000 |
|--------------------|---------|



## REGULAR MEETING OF JUNE 20, 2023

COMMUNICATIONS FROM THE MAYOR  
APPOINTMENTS**#11022**

On a motion made by Councillor George Tyros and seconded by Councillor James Walsh, it was voted viva voce, eleven (11) yeas, President Elizabeth Kazinskas and Councillors James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, Paul Tassone, George Tyros and James Walsh to refer to the Appointments Committee for further study and report, *A Measure Confirming the Mayor's Appointment of Paul Crowley to the position of Council on Aging Member, for term expiring June 7, 2023.*

PETITIONS, APPLICATIONS, COMMUNICATIONS, ETC.**#11023**

On a motion made by Councillor Karen Hardern and seconded by Councillor George Tyros, it was voted viva voce, eleven (11) yeas, President Elizabeth Kazinskas and Councillors James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, Paul Tassone, George Tyros and James Walsh to refer to the Committee of the Whole for further study and report and to the Law Department to put the recommendation in legislative form, *Charter Review Committee Final Review Recommendations.*

**#11024**

On a motion made by Councillor Ronald Cormier and seconded by Councillor Paul Tassone, it was voted on call of the roll, nine (9) yeas, President Elizabeth Kazinskas and Councillors James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Paul Tassone, and James Walsh; two (2) nays, Councillors Judy Mack and George Tyros to refer to the Committee of the Whole for further study and report, *A Communication from the Community Development & Planning Director Relative to an Update to the Open Space and Recreation Plan:*

RESOLUTION  
OPEN SPACE AND RECREATION PLAN  
2022 UPDATE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARDNER AS

REGULAR MEETING OF JUNE 20, 2023

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FOLLOWS:

WHEREAS, the City Council has reviewed the proposals prepared by the Open Space and Recreation Committee for inclusion within the Open Space and Recreation Plan (OSRP) 2022 Update: and

WHEREAS, the OSRP proposal does not seek nor require funding directly, but simply makes recommendations for preservation, maintenance, and for expansion of open space and recreation activity within City boundaries; and

WHEREAS, the Open Space and Recreation Committee performed or reviewed all matters relating to the OSRP update at numerous publicly posted meetings, and further sponsored a city-wide survey and conducted two advertised public meetings for the primary purpose of soliciting public input regarding matters appropriate to the OSRP: and

WHEREAS, the OSRP has been developed and updated in accordance with requirements of the Massachusetts Executive Office of Energy and Environmental Affairs, Division of Conservation Services; and

WHEREAS, the City Council supports the activity as being consistent with the City's goal of promoting quality programs for its citizens;

NOW THEREFORE, the City Council hereby extends its support and endorses the City's Open Space and Recreation Plan 2022 Update to be submitted to the Commonwealth of Massachusetts, Division of Conservation Services.

**#11025**

Councillor James Walsh mentioned that this complaint is without a merit.

On a motion made by Councillor James Walsh and seconded by Councillor Aleksander Dernalowicz, it was voted viva voce, eleven (11) yeas, President Elizabeth Kazinskas and Councillors James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, Paul Tassone, George Tyros and James Walsh to allow the Council President to respond to the complaint and inform them that there was no violation and that the agenda was in compliance with the open meeting law regarding *An Open Meeting Law Complaint filed by Paul DeMeo Regarding Agenda Item Postings and Discussions*.



REGULAR MEETING OF JUNE 20, 2023

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**REPORTS OF STANDING COMMITTEES**  
**PUBLIC SERVICE COMMITTEE****#10993**

Councillor James Walsh informed the Council that the Committee did meet on this petition. There was no Nation Grid representative present. City Engineer has sent them a memo regarding a few concerns.

Councillor James Walsh Requested more time on *A Petition by National Grid and Verizon New England Inc., Elm Street – to install 1, Remove 1 and Relocate 1 Jointly Owned Pole on Elm Street beginning at a point approximately 360 feet southeast of the centerline of the intersection of Elm Street and Cross Street and continuing approximately 500 feet in a south direction. P6-80 Replace and Relocate +/- 30' West. Install anchor guy on West of Pole. P7-99 is being removed. P10-99 is installing Push Brace on West side of P10.*

There were no objections. More time was granted.

**UNFINISHED BUSINESS AND MATTERS FOR RECONSIDERATION****#11007**

On a motion made by Councillor Aleksander Dernalowicz and seconded by Councillor Judy Mack, it was voted on call of the roll, eleven (11) yeas, President Elizabeth Kazinskas and Councillors James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, Paul Tassone, George Tyros and James Walsh to APPROVE and send to FINAL PRINTING, *An Ordinance to Amend the Code of the City of Gardner, Chapter 171, thereof entitled "Personnel" to Change the Compensation Schedule, Exhibit E- Non-Union Personnel.*

**COUNCIL COMMENTS AND REMARKS**

Councillor Paul Tassone would like to wish everyone a happy, warm, safe summer.

**CLOSING PRAYER**

President Elizabeth Kazinskas led the Council in the Closing Prayer.

REGULAR MEETING OF JUNE 20, 2023

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**ADJOURNMENT**

On a motion made by Councillor Craig Cormier and seconded by Councillor Paul Tassone, it was voted viva voce, eleven (11) yeas, President Elizabeth Kazinskas and Councillors James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, Paul Tassone, George Tyros and James Walsh to adjourn at 8:06 p.m.

Accepted by the City Council:

UNACCEPTED / UNCORRECTED



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**INFORMAL MEETING OF JUNE 20, 2023**

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Informal Meeting of the City Council was held in the City Council Chamber, Room 219, City Hall, on Tuesday evening, June 20, 2023.

**CALL TO ORDER**

Council President Elizabeth Kazinskas called the meeting to order at 6:45 o'clock p.m.

**ATTENDANCE**

City Clerk Titi Siriphan called the Roll of Members. Ten (10) Councillors present were present including President Elizabeth Kazinskas and Councillor James Boone, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, Paul Tassone, George Tyros, and James Walsh. Councillor Craig Cormier was absent.

Also in attendance and participating was Economic Development Coordinator, Jessica DeRoy.

President Kazinskas announced that the Informal session was called for a presentation by Camoin Associates regarding a district improvement financing study (DIF). The City Council does not currently have this item before them, but may come before them later. A vote was taken to have an informal meeting on the presentation.

Rachel Selsky, vice president at Camoin Associates presented the following presentation to the City Council

The Informal Meeting concluded at 7:11 p.m.

**Accepted by the City Council:**



City of **GARDNER**

City Presentation

City of Gardner, MA



# AGENDA

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- Introductions
- What Has Been Done So Far
- What is District Increment Financing
- How has DIF been used
- Next Steps
- Questions & Discussion

**WHAT HAS BEEN DONE  
SO FAR**

# WHAT HAS BEEN DONE SO FAR

- 2011 –Urban Renewal Plan
- 2012 – Urban Renewal Plan, Mill Street Corridor
- 2022 – District Increment Financing Feasibility Analysis
  - Found DIF would generate funds to offset public investment
- 2023 (ongoing) – Phase 2 of the DIF analysis
  - Refine assumptions
  - Create DIF Master Plan

**WHAT IS DIF?**



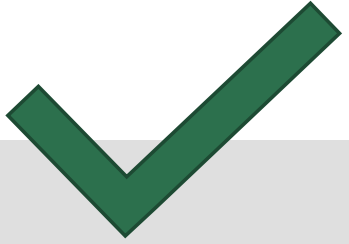
# WHAT IS DISTRICT IMPROVEMENT FINANCING (DIF)?

- Financing method to **catalyze economic development**
- Allows some or all of future property tax revenues from development to be dedicated to support infrastructure, projects, and programs related economic development
- Property tax increment can be used to help finance public development costs
- Portion of incremental revenues not dedicated for DIF can be transferred to General Fund and once DIF expires, all revenues go to general fund





It is ***not*** a new tax or a special assessment on top of the existing property tax.



It ***is*** a tool that enables a community to identify and capture tax revenue from new private investment that has been *catalyzed* by public investment.

# KEY DIF TERMS

## Development District

A specified area within the corporate limits of a city or town which is to be developed by the municipality under a Development Program. Also referred to as a **DIF District**.

## Development Program

A statement of means and objectives designed to improve the quality of life, the physical facilities and structures and the quality of pedestrian and vehicular traffic control and transportation within a Development District.

## New Growth

Increases to the assessed value of a property, as a result of development or other changes.

New Growth generates new tax revenue and enables you to raise your tax levy limit.

## Tax Increment Revenue

All annual increases in the municipality's limit on total taxes assessed that are attributable to parcels within the DIF District.

*Tax Increment Revenue* is additional revenue that is collected because of New Growth in the DIF District.


# WHAT DIF DOES

- Establishes the Original Assessed Value of the District,
- Measures New Growth each year and the cumulative increases, or Tax Increment
- Calculates and captures revenues from the Tax Increment

## Mechanics of DIF

1. Identify a district
2. Identify public projects and estimated costs
3. Estimate revenues from increased assessed values from new private investment
4. Make policy choices on revenue capture, capital plan, duration of district
5. Adopt through local process
6. Manage over time: identify, collect, and spend revenues, complete public projects

# HOW DIF PAYS FOR ECONOMIC DEVELOPMENT

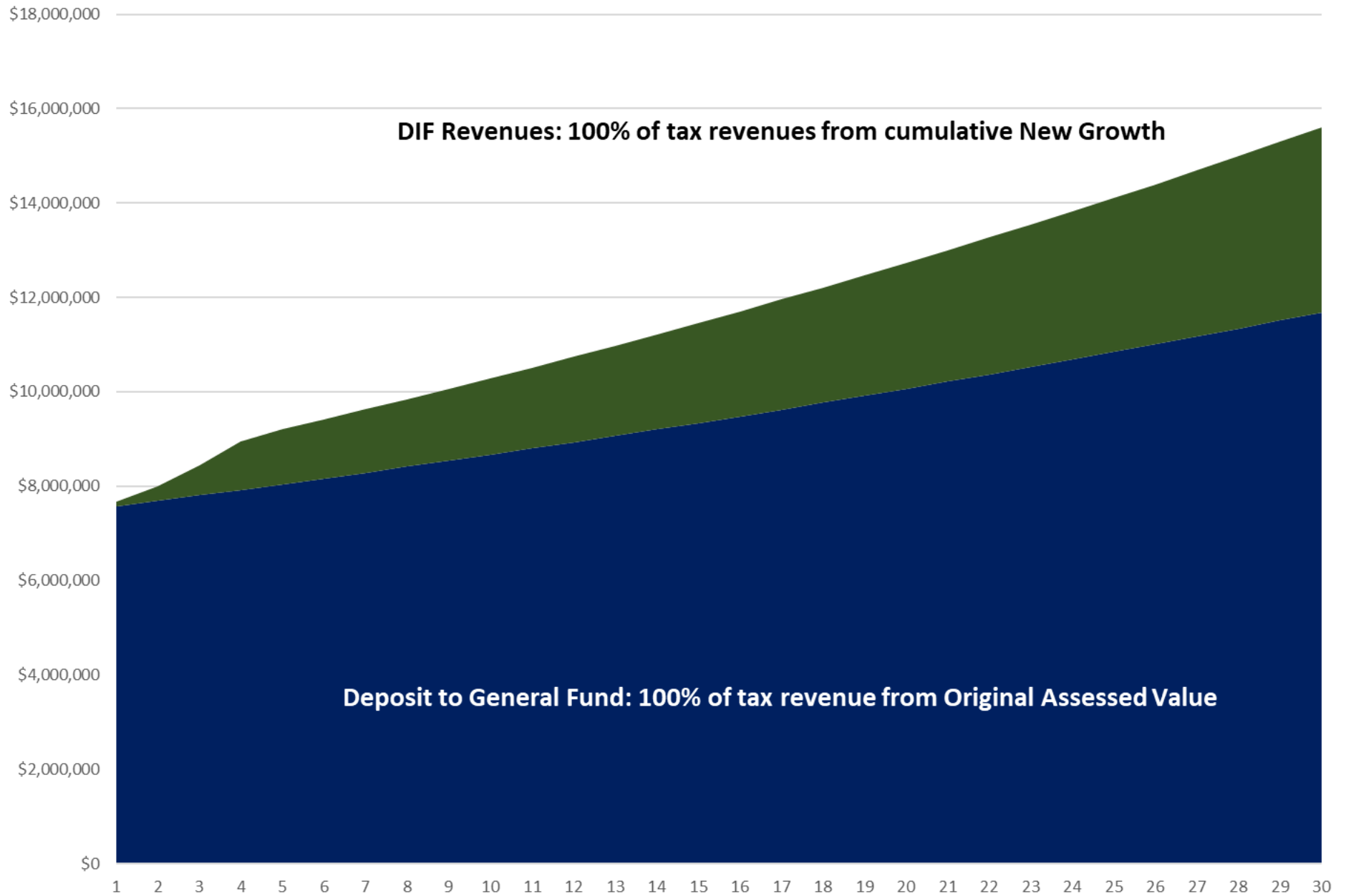


**Communicates** that a district is targeted for growth, and states a community's goals

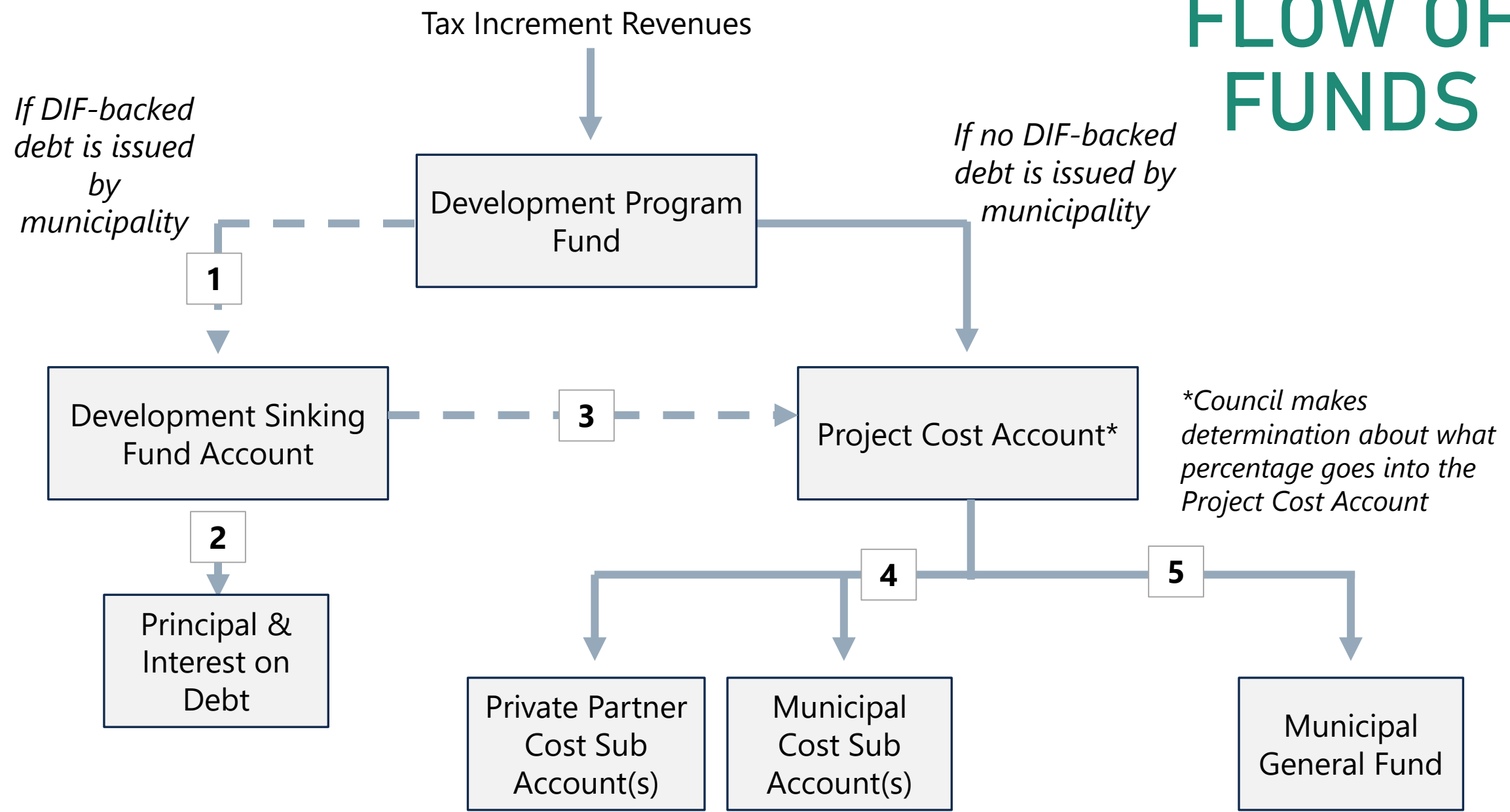
**Attracts** new private investment by improving the district with infrastructure, and initiatives such as workforce training

**Captures new tax revenues** from the New Growth and makes them available to fund the projects that drive growth

# DIF Revenues and the General Fund



# FLOW OF FUNDS





# TYPES OF INVESTMENT

Eligible Public Project Costs



Capital &  
Workforce  
Investment



Land & Leasing



DIF Creation &  
Administration

**HOW ARE COMMUNITIES  
USING IT?**

# WHAT ARE MASSACHUSETTS COMMUNITIES DOING WITH DIF?

- Revitalize downtowns
- Support long-term infrastructure plans
- Return under/unused property to taxable use
- Encouraging community-desired mix of business, housing, recreation



## Town of Dedham, Adopted May 20, 2019

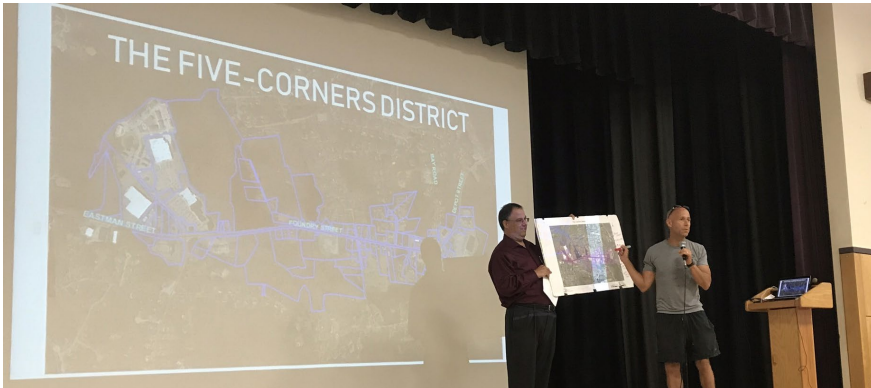
### *Providence Highway District*

- *DIF District Adoption to catalyze community conversation*
- *Work with MassDot to improve Route 1*
- *Connect to greenspace at Wigwam Pond and Charles River*
- *Adopt Development Program after Town Master Plan complete*

## City of Amesbury, South Hunt DIF, Adopted February 13, 2019

### *Atlantic Center Youth Sports Facility with Office, Restaurant*

- *\$400,000 MassWorks grant facilitated by DIF*
- *Tax Increment Financing Approved*
- *\$40 million private investment*
- *DIF will fund road improvements to support project*



## Town of Easton, Adopted May 20, 2019

### *Five-Corners District*

- *Implements Envision Easton plans for vibrant mixed use*
- *Reduces betterments for critical sewer infrastructure costs*
- *Sidewalks, streetscapes, connectivity can be funded*

# KEY STEPS

## Planning:

- Why (purpose)
- What (projects)
- Where (district)

← We Are Here

## Approval:

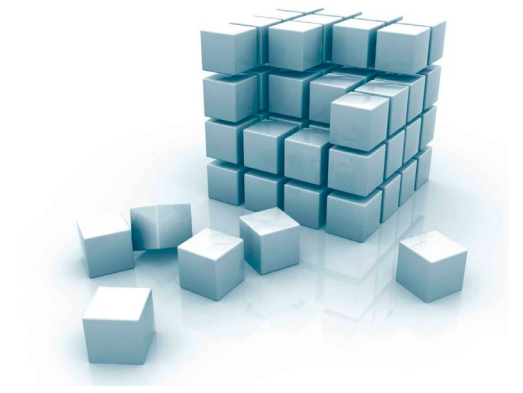
- Communications, engagement
- Local review and approval

## Implementation and Monitoring:

- Internal tracking and reporting
- Reporting to policymakers and public

# NEXT STEPS

- Refine public and private project list
- Update build out analysis
- Measure the potential new revenue and potential uses of funds
- Draft of legislative documents
- Council approval process



# QUESTIONS & DISCUSSION

*Rachel Selsky, Project Manager*

*Jim Damicis, Principal*

*Camoin Associates*

*518 899-2608*

*Rachel@camoinassociates.com*

*jim@camoinassociates.com*





# HOW DIF GENERATES AND CAPTURES REVENUE

## **Original Assessed Value (OAV): \$3 million**

Property Taxes Paid on OAV: \$59,850

(\$3 million X tax rate at 19.95 per \$1,000 of value)

Available to General Fund: \$59,850

## **Assessed Value (AV) of New Growth: \$10 million**

Tax Revenues from New Growth in Year 1: \$199,500 (\$10 million x tax rate of 19.95)

\$997,500 of Cumulative New Growth with DIF, by Year 5

*(assumes no other New Growth or tax rate changes)*

**REGULAR MEETING OF JULY 3, 2023**

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Regular Meeting of the City Council was held in the Council Chambers, Room 219, City Hall, on Monday evening, July 3, 2023.

**CALL TO ORDER**

Council President Elizabeth Kazinskas called the meeting to order at 7:30 o'clock p.m.

**CALL OF THE ROLL**

City Clerk Titi Siriphan called the Roll of Members. Seven (7) Councillors were present including Councillors Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Elizabeth Kazinskas, George Tyros, and James Walsh; Four (4) absent, Councillors James Boone, Craig Cormier, Judy Mack, and Paul Tassone.

**OPENING PRAYER**

President Kazinskas led the Council in reciting the Opening Prayer.

**PLEDGE OF ALLEGIANCE**

President Kazinskas led the Council in reciting the "Pledge of Allegiance".

**OPEN MEETING RECORDING & PUBLIC RECORDS ANNOUNCEMENT**

President Elizabeth Kazinskas announced to the assembly that the Open Meeting Recording and Public Records 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 recordings shall notify the Chair forthwith. All documents and exhibits used or referenced at the meeting must be submitted in duplicate to the chair as they become part of the meeting minutes pursuant to General Law Chapter 38 Section 20.

**READING & ACCEPTANCE OF MINUTES**

On a motion made by Councillor Karen Hardern and seconded by Councillor Dana Heath it was voted viva voce, seven (7) yeas, President Elizabeth Kazinskas and Councillors Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, George Tyros and James Walsh to waive the reading and accept the MINUTES of:

- May 1, 2023, Regular Meeting
- May 15, 2023, Informal Meeting

REGULAR MEETING OF JULY 3, 2023

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- May 15, 2023, Regular Meeting
- June 5, 2023, Informal Meeting
- June 5, 2023, Regular Meeting

PETITIONS, APPLICATIONS, COMMUNICATIONS, ETC.**#11026**

On a motion made by Councillor James Walsh and seconded by Councillor Ronald Cormier, it was voted viva voce, seven (7) yeas, President Elizabeth Kazinskas and Councillors Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, George Tyros and James Walsh to refer *A Petition by National Grid, Manca Drive – to install 1 Single Owned Pole on Manca Drive beginning at a point approximately 640' feet west of the centerline of the intersection of W Broadway and Manca Drive. Install 1 Single Owned Pole to bring 3 ph power to new EV charging stations at Car dealership*, to the Public Service Committee for further study and report.

**#11027**

Councillor George Tyros informed the Council that these meeting minutes were approved at tonight's meeting. He made a motion to allow the Council President to respond to the complaint with a note that the council minutes are in unapproved status, often completed by the clerk ahead of the regularly scheduled meetings and require a council vote to be approved. He mentioned that meeting minutes can be requested from the City Clerk's office.

On a motion made by Councillor George Tyros and seconded by Councillor Aleksander Dernalowicz, it was voted viva voce, seven (7) yeas, President Elizabeth Kazinskas and Councillors Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, George Tyros and James Walsh to allow the Council President to respond to *An Open Meeting Law Complaint Filed by Paul DeMeo Regarding Meeting Minutes*.

**#11028**

Councillor Aleksander Dernalowicz informed the Council that this request is for the Charter Committee and not for the City Council.

On a motion made by Councillor Aleksander Dernalowicz and seconded by Councillor George Tyros, it was voted viva voce, seven (7) yeas, President Elizabeth Kazinskas and Councillors Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, George Tyros and James Walsh to allow the Council President to respond accordingly to *An Open*

REGULAR MEETING OF JULY 3, 2023

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*Meeting Law Complaint Filed by Paul DeMeo Regarding the Charter Review Committee Proposal and Meeting Minutes.*

**REPORTS OF STANDING COMMITTEES**  
**APPOINTMENTS COMMITTEE**

**#11022**

On a motion made by Councillor George Tyros and seconded by Councillor Aleksander Dernalowicz, it was voted viva voce, seven (7) yeas, President Elizabeth Kazinskas and Councillors Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, George Tyros and James Walsh to confirm the Mayor's Appointment:

A Measure Confirming the Mayor's Appointment of **Paul Crowley** to the position of Council on Aging Member, for term expiring June 7, 2026

**REPORTS OF STANDING COMMITTEES**  
**PUBLIC SERVICE COMMITTEE**

**#10993**

Councillor James Walsh informed the Council that the plan submitted to the Committee was not a plan submitted by National Grid. It involves the Massachusetts Department of Transportation Safe Sidewalk Initiative Project who had engineering firm, Tighe & Bond create the plan. The Service Committee met to resolve concerns during the public hearing. Mass DOT will be preparing two alternate plans to address the concerns raised.

Councillor James Walsh Requested more time on *A Petition by National Grid and Verizon New England Inc., Elm Street – to install 1, Remove 1 and Relocate 1 Jointly Owned Pole on Elm Street beginning at a point approximately 360 feet southeast of the centerline of the intersection of Elm Street and Cross Street and continuing approximately 500 feet in a south direction. P6-80 Replace and Relocate +/- 30' West. Install anchor guy on West of Pole. P7-99 is being removed. P10-99 is installing Push Brace on West side of P10.*

There were no objections. More time was granted.

REGULAR MEETING OF JULY 3, 2023

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REPORTS OF STANDING COMMITTEES  
COMMITTEE OF THE WHOLE**#11023**

President Elizabeth Kazinskas that this item was referred to Committee of the Whole and Law Department at the previous meeting. She anticipates an informal meeting in July, followed by a special meeting.

The President requested more time on, *Charter Review Committee Final Review Recommendations*.

There were no objections. More time was granted.

**#11024**

President Elizabeth Kazinskas that this item was referred to Committee of the Whole at the previous meeting. She anticipates an informal meeting in July, followed by a special meeting.

The President requested more time on, *A Communication from the Community Development & Planning Director Relative to an Update to the Open Space and Recreation Plan*:

There were no objections. More time was granted.

RESOLUTION  
OPEN SPACE AND RECREATION PLAN  
2022 UPDATE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARDNER AS FOLLOWS:

WHEREAS, the City Council has reviewed the proposals prepared by the Open Space and Recreation Committee for inclusion within the Open Space and Recreation Plan (OSRP) 2022 Update: and

WHEREAS, the OSRP proposal docs not seek nor require funding directly, but simply makes recommendations for preservation, maintenance, and for expansion of open space and recreation activity within City boundaries; and

WHEREAS, the Open Space and Recreation Committee performed or reviewed all

**REGULAR MEETING OF JULY 3, 2023**

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matters relating to the OSRP update at numerous publicly posted meetings, and further sponsored a city-wide survey and conducted two advertised public meetings for the primary purpose of soliciting public input regarding matters appropriate to the OSRP: and

WHEREAS, the OSRP has been developed and updated in accordance with requirements of the Massachusetts Executive Office of Energy and Environmental Affairs, Division of Conservation Services; and

WHEREAS, the City Council supports the activity as being consistent with the City's goal of promoting quality programs for its citizens;

NOW THEREFORE, the City Council hereby extends its support and endorses the City's Open Space and Recreation Plan 2022 Update to be submitted to the Commonwealth of Massachusetts, Division of Conservation Services.

**COUNCIL COMMENTS AND REMARKS**

Councillor Ronald Cormier would like to wish everyone a safe Happy 4<sup>th</sup> of July holiday.

**CLOSING PRAYER**

President Elizabeth Kazinskas led the Council in the Closing Prayer.

**ADJOURNMENT**

On a motion made by Councillor Aleksander Dernalowicz and seconded by Councillor George Tyros, it was voted viva voce, seven (7) yeas, President Elizabeth Kazinskas and Councillors Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, George Tyros and James Walsh to adjourn at 7:42 p.m.

**Accepted by the City Council:**



**CITY OF GARDNER**  
**MASSACHUSETTS 01440-2630**

OFFICE OF THE  
**CITY CLERK**

Room 121, City Hall  
Tel (978) 630-4058  
Fax (978) 630-2589

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**NOTICE TO ABUTTERS**

July 5, 2023

TO ABUTTERS AND OTHER INTERESTED PARTIES:

Pursuant to the provisions of M.G.L., c. 166, §22, you are hereby notified that a Public Hearing will be conducted on **MONDAY, AUGUST 7, 2023 at 7:30 o'clock P.M.** on the petition of Massachusetts Electric Company, d/b/a NATIONAL GRID for permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies:

MANCA DRIVE – A Petition by National Grid to install 1 Single Owned Pole on Manca Drive beginning at a point approximately 640' feet west of the centerline of the intersection of W Broadway and Manca Drive. Install 1 Single Owned Pole to bring 3 ph power to new EV charging stations at Car dealership.

A sketch of the proposed pole location is attached for your edification.

CITY COUNCIL OF GARDNER

By: TITI SIRIPHAN  
City Clerk

**ENGINEERING DEPARTMENT****CITY OF GARDNER**

50 Manca Drive, Gardner MA 01440

Robert E. Oliva, City Engineer  
Telephone (978) 630-8195  
roliva@gardner-ma.gov

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**PROJECT REVIEW MEMORANDUM**

**To:** Public Service Committee

**Cc:** Dane Arnold, DPW Director  
Christine Harty, DPW Administrative Asst.  
Titi Siriphan, City Clerk

**From:** Robert Oliva – City Engineer

**Date:** July 21, 2023

**Project:** National Grid City Council Pole Petition  
Manca Drive

National Grid has submitted a pole petition for adding a new pole on Manca Drive with overhead wires to a new pole on Salvadore's lot. I have inspected the proposed locations, reviewed the petition application, and have no comment on the petition at this time.



Questions contact – Will Fontaine 508-414-7308

**PETITION FOR POLE AND WIRE LOCATIONS**

North Andover, Massachusetts

To the City Council  
Of Gardner, Massachusetts

Massachusetts Electric Company d/b/a National Grid requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Manca Dr - National Grid to install 1 SO Pole on Manca Dr beginning at a point approximately 640' feet west of the centerline of the intersection of W Broadway and Manca Dr. Install 1 SO Pole to bring 3 ph power to new EV charging stations at Car dealership.

Location approximately as shown on plan attached

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Manca Dr - Gardner – Massachusetts.

No.# 30753096 June 27, 2023

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a

NATIONAL GRID *Pat Shea*

BY \_\_\_\_\_

Engineering Department

**ORDER FOR POLE AND WIRE LOCATIONS**

In the City of Gardner, Massachusetts

Notice having been given and public hearing held, as provided by law,  
IT IS HEREBY ORDERED:

that Massachusetts Electric Company d/b/a National Grid and be and it is hereby granted a location for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Company may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Company dated the 27th day of June, 2023.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Manca Dr - Gardner – Massachusetts.

No.# 30753096 Dated: June 27, 2023. Filed with this order

There may be attached to said poles such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Manca Dr - National Grid to install 1 SO Pole on Manca Dr beginning at a point approximately 640' feet west of the centerline of the intersection of W Broadway and Manca Dr. Install 1 SO Pole to bring 3 ph power to new EV charging stations at Car dealership.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City/Town of \_\_\_\_\_, Massachusetts held on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Massachusetts City/Town Clerk. 20\_\_

Received and entered in the records of location orders of the City/Town of \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

Attest:  
City/Town Clerk

I hereby certify that on \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ o'clock, M  
at \_\_\_\_\_ a public hearing was held on the petition of

Massachusetts Electric Company d/b/a National Grid

for permission to erect the poles, wires, and fixtures described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to erect poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

.....  
.....  
.....  
.....

Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of hearing with notice adopted by the \_\_\_\_\_ of the City of \_\_\_\_\_ Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, and recorded with the records of location orders of the said City, Book \_\_\_\_\_, Page \_\_\_\_\_. This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof

Attest:  
City/Town Clerk

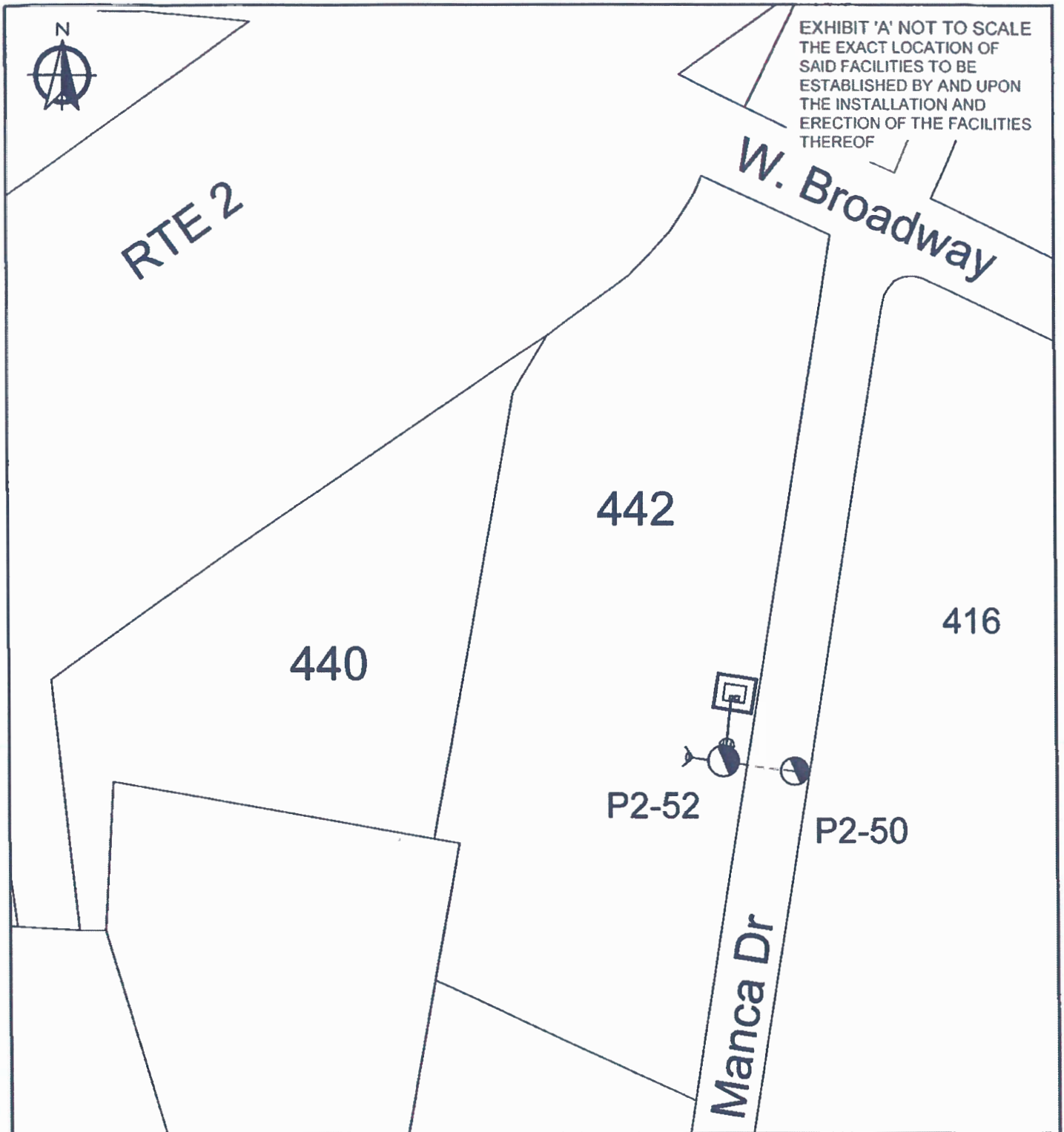


EXHIBIT 'A' NOT TO SCALE  
 THE EXACT LOCATION OF  
 SAID FACILITIES TO BE  
 ESTABLISHED BY AND UPON  
 THE INSTALLATION AND  
 ERECTION OF THE FACILITIES  
 THEREOF

LEGEND

- SO Pole
- Proposed SO Pole
- Proposed Pad w/ Xfmr w/ Groundgrid
- Proposed OH Wire
- Proposed UG Wire
- Proposed Riser
- Proposed Anchor

Petition Sketch

Date: 6/9/23  
 Designer: Will Fontaine  
 W/R: 30753096

442 W Broadway Gardner, MA  
 Installing P2-50 on Manca Dr Installing P2-52 @442  
 W Broadway to serve EV Charging Stations





City of Gardner - *Executive Department*  
Mayor Michael J. Nicholson

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August 1, 2023

Hon. Elizabeth J. Kazinskas, Council President  
And City Councilors  
Gardner City Hall, Rm 121  
95 Pleasant St  
Gardner, MA 01440

2023 AUG -1 PM 2:10  
CITY OF GARDNER  
RECEIVED

RE: Request for Executive Session

Dear Madam President and Councilors,

I am respectfully requesting that an Executive Session of the City Council be scheduled in order for the Administration to provide updates to the Council regarding matters for consideration.

I request that the Executive Session be called under the following exemptions to the Open Meeting Law as outlined in the following sections of the General Laws of the Commonwealth:

*MGL c.30A, §21(3). To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares*

*MGL c.30A, §21(6). To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body*

Respectfully Submitted,

Michael J. Nicholson  
Mayor, City of Gardner





City of Gardner - *Executive Department*  
Mayor Michael J. Nicholson

RECEIVED

2023 JUL 18 PM 2:08

CITY CLERK'S OFFICE  
200 STATE ST  
GARDNER, MA

July 5, 2023

Hon. Elizabeth J. Kazinskas, Council President  
And City Councilors  
Gardner City Hall, Rm 121  
95 Pleasant St  
Gardner, MA 01440

RE: Donation Acceptance Request- Banner Sponsorships

Dear Madam President and Councilors,

As you are aware, the General Laws of the Commonwealth require that the City Council vote to accept all donations made to the City.

Below is the list of all those who have sponsored banners throughout the downtown this year. Please note, this does not include those who are getting a banner as part of the sponsorships for the City Centennial Celebration this year. This list is just those that elected to only have a banner.

I respectfully ask that the City Council vote to accept these donations.

Respectfully Submitted,

Michael J. Nicholson  
Mayor, City of Gardner

**ACCEPTANCE OF DONATIONS AND GIFTS – MAYOR’S DEPT.**

***VOTED:*** That the City of Gardner is authorized to accept certain donations and gifts for use by the Mayor’s Dept. – Summer Celebration Account., said acceptance in accordance with the provisions of Chapter 44, Section 53A½ of the General Laws.

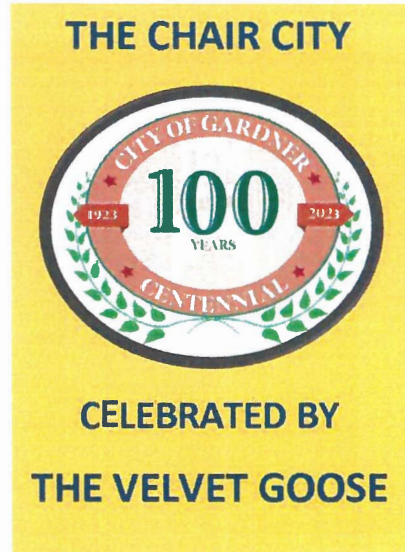
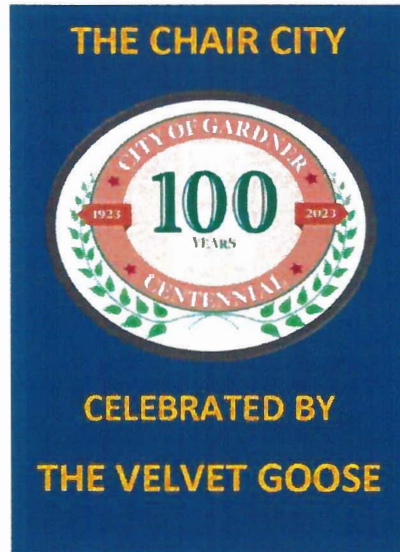
**Business Name**

Hair Boutique of Beau Monde  
Full-Circle Coaching LLC  
Pelletier Properties Inc.  
Gardner Outlet Furniture  
Mack Prototype  
Main Street Tattoo  
Gardner Redevelopment Authority  
Ron Bouchard Auto Stores  
Gardner's Best Kids  
Molina Realty LLC  
GAAMHA, Inc.  
Maki Building Centers  
The Gardner Museum  
Gardner AARP Chapter #3237  
Gardner Golden Age Club  
Garlock Printing & Converting  
The Velvet Goose





# Chair City Centennial Banners



*\*Examples only: Colors may appear different on final printed banner.*

**Price Per Banner: \$200**

**Business Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Banner Style (1<sup>st</sup> choice):** Navy Blue \_\_\_\_\_ Gold \_\_\_\_\_

**Name to Display on Banner:**

\_\_\_\_\_

\*Banners will be assigned on a first come first serve basis. We reserve the right for the final banner selection.

\*Banners will be placed on the Victorian light poles.

\*Mail check and completed form to: Jessica DeRoy  
Gardner City Hall  
115 Pleasant Street, Room 202  
Gardner, MA 01440

If you have any questions, please contact Jessica DeRoy at 978-991-5872 or email [jderoy@gardner-ma.gov](mailto:jderoy@gardner-ma.gov).



City of Gardner - *Executive Department*  
Mayor Michael J. Nicholson

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2023 JUL 16 PM 2:08  
CITY CLERK'S OFFICE  
GARDNER, MA

July 5, 2023

Hon. Elizabeth J. Kazinskas, Council President  
And City Councilors  
Gardner City Hall, Rm 121  
95 Pleasant St  
Gardner, MA 01440

RE: Donation Acceptance Request- Flowerpot Sponsorships

Dear Madam President and Councilors,

As you are aware, the General Laws of the Commonwealth require that the City Council vote to accept all donations made to the City.

Below is the list of all those who have sponsored flowerpots throughout the City this year.

I respectfully ask that the City Council vote to accept these donations.

Respectfully Submitted,

Michael J. Nicholson  
Mayor, City of Gardner

**ACCEPTANCE OF DONATIONS AND GIFTS – MAYOR’S DEPT.**

***VOTED:*** That the City of Gardner is authorized to accept certain donations and gifts for use by the Mayor’s Dept. – Summer Celebration Account., said acceptance in accordance with the provisions of Chapter 44, Section 53A½ of the General Laws.

**Company/Organization**

Elite Accounting Services, LLC.

National Lumber

Heywood Wakefield Commons

Empire Management Company

Empire Real Estates Group, LLC

Mass Ave Rentals

Out Back Laundry

Bob Reed Plumbing and Heating

Blessington Corporation

Garrick Contract Carriers, Inc.

Moon Hill Brewing Co. Inc.

Gardner Danceworks

Bab's Auto Body

GAAMHA, INC.

Energica of New England

Rob's Dyno Service

LaChance Interiors, Inc.

Dow's Family Shoe Store

W.E. Aubuchon Co., Inc.

The Velvet Goose

John's Sport Shop

Jon &amp; Margaret Hogue

Nails 2000

Simplified Development, LLC

Candor Realty, LLC

Dernalowicz Family

Square Two

State Rep Zlotnik

Full-Circle Coaching LLC

Mack Prototype

Gardner Zoning Board of Appeals

Kendall Pond Betterment Association

Long Long Noodle

Unitarian Universalist Society of Gardner

Alyssa's Place

Gardner Redevelopment Authority

Greater Gardner Chair City AARP Chapter  
3237

Gardner Girl Scouts

Molina Realty LLC

Gardner Golden Age Club

Garlock Printing &amp; Converting

Ann and Arthur Young

In Memory of Jacques Siedentopp

Elizabeth Kazinskas

Michael Nicholson



# City of Gardner Flowerpot Sponsorship Form 2023



**Company/Organization Name** \_\_\_\_\_

**Contact Person** \_\_\_\_\_

**Email** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**Business Address** \_\_\_\_\_

**Number of Flowerpots Requested (\$200 each)** \_\_\_\_\_

**Preferred Location: Downtown** \_\_\_\_\_ **South Gardner** \_\_\_\_\_

**Business Name to Display on Sign (if different from above):**

\_\_\_\_\_

\*Each sponsored flowerpot will have a sign stating, "This flowerpot is sponsored by (your business name)."

\*Flowerpots are first come first serve.

\*Flowerpots will be out May to November weather permitting

\*Mail Check and Completed Form to:

Economic Development Coordinator  
Gardner City Hall  
115 Pleasant Street, Room 202  
Gardner, MA 01440

Checks should be made payable to the City of Gardner

If you have any questions, or to email the completed form, please contact Jessica DeRoy, Economic Development Coordinator, at [jderoy@gardner-ma.gov](mailto:jderoy@gardner-ma.gov) or call 978-991-5872.



City of Gardner - *Executive Department*  
Mayor Michael J. Nicholson

RECEIVED

2023 JUL 18 PM 2:08

CITY CLERK'S OFFICE  
GARDNER, MA

July 5, 2023

Hon. Elizabeth J. Kazinskas, Council President  
And City Councilors  
Gardner City Hall, Rm 121  
95 Pleasant St  
Gardner, MA 01440

RE: Donation Acceptance – Summer Kick Off Sponsorships

Dear Madam President and Councilors,

As you are aware, the General Laws of the Commonwealth require that the City Council vote to accept all donations received by the City. Attached is the lists of those who sponsored the Summer Kick Off Concert that was held on Thursday, June 29<sup>th</sup>, 2023. Requests for sponsors were put up on the City's social media platforms and sent out through the email listservs for the Greater Gardner Chamber of Commerce and Gardner Square Two.

I respectfully ask that these donations be accepted by the City Council.

Respectfully Submitted,

Michael J. Nicholson  
Mayor, City of Gardner

**ACCEPTANCE OF DONATIONS AND GIFTS – MAYOR’S DEPT.**

***VOTED:*** That the City of Gardner is authorized to accept certain donations and gifts for use by the Mayor’s Dept. – Summer Celebration Account., said acceptance in accordance with the provisions of Chapter 44, Section 53A½ of the General Laws.

## **2023 Chair City Summer Kick Off Concert Sponsors:**

### **\$1,000: Gold Level Sponsor**

- Empire Management Company
- Candor Realty
- Anthony's Liquor Mart
- Anonymous

### **\$500: Silver Level Sponsor**

- GFA Federal Credit Union
- Worcester Red Sox
- Molina Realty Group

### **\$250: Bronze Level Sponsor**

- Gardner Cultural Council
- Boucher Funeral Home
- Salvadore Auto Group
- Michael Nicholson
- Elizabeth Kazinskas
- Jonathan Zlotnik

### **\$100: Friend Level Sponsor**

- John's Sport Shop
- Pelletier Properties
- The Velvet Goose
- The Gardner Festival Committee
- Moon Hill Brewing Company
- Elevated Graphic Designs
- Enterprise Bank
- Tavern 13





City of Gardner - *Executive Department*  
Mayor Michael J. Nicholson

RECEIVED

2023 JUL 19 PM 2:09

CITY CLERK'S OFFICE  
GARDNER, MA

July 13, 2023

Hon. Elizabeth J. Kazinskas, Council President  
And City Councilors  
Gardner City Hall, Rm 121  
95 Pleasant St  
Gardner, MA 01440

RE: Acceptance of Donation- Welcome to Gardner Sign

Dear Madam President and Councilors,

As you are aware, the General Laws of the Commonwealth require that the City Council vote to accept any and all donations made to the City.

Recently, the North Central Massachusetts Development Corporation donated a new "Welcome to Gardner" sign that is located on the corner of Rt. 140 and Green Street. The sign and installation have a value of \$8,600.

I respectfully request that the City Council vote to accept this donation on behalf of the City.

Respectfully Submitted,

Michael J. Nicholson  
Mayor, City of Gardner

**ACCEPTANCE OF DONATIONS AND GIFTS  
WELCOME TO GARDNER SIGN DONATION**

***VOTED:*** That the City of Gardner is authorized to accept certain donations and gifts, namely a welcome to Gardner sign, with an estimated value of \$8,600, said acceptance in accordance with the provisions of Chapter 44, Section 53A½ of the General Laws.





North Central  
MASSACHUSETTS  
DEVELOPMENT CORPORATION



VISIT NORTH CENTRAL  
MASSACHUSETTS

JOHNNY APPLESEED COUNTRY

North Central  
MASSACHUSETTS  
CHAMBER OF COMMERCE

[www.VisitNorthCentral.com](http://www.VisitNorthCentral.com)



## PRESS RELEASE

Date: June 14, 2023  
Contact: Roy Nascimento, President & CEO  
North Central Massachusetts Chamber of Commerce  
Telephone: 978.353.7600, ext. 225

### **North Central Massachusetts Chamber of Commerce leads effort to install welcome signage in Gardner**

*Sign provides recognition of civic pride for residents and visitors alike*

*North Central Mass.*— The North Central Massachusetts Chamber of Commerce today announced it has sponsored the construction of a new welcome sign for the City of Gardner on Route 140 between the Route 2 Exit 90B off ramp and Mount Wachusett Community College.

The new sign is part of a project to construct welcoming signs at key gateways in communities throughout the region to boost civic pride and serve as a positive first impression for visitors. The project was partially funded by a grant secured by the Chamber.

The signs were designed and produced by Add-A-Sign in Leominster and represent the region's traditional New England style. The Gardner welcome sign includes a carving of the City of Gardner seal and is painted in the proud city color of blue and gold. In addition to Gardner, similar welcome signs have been installed at key gateways in Fitchburg, Leominster, Sterling and Westminster, with additional signs planned for Hubbardston, Lunenburg and Pepperell. Each sign is carved with the community's seal and painted to match their official colors. Additional signs will be constructed for other communities in North Central Massachusetts as funding becomes available.

“One of the goals of our regional economic redevelopment plan, One North Central, was to capitalize on our region's unique locations,” said Roy Nascimento, President and CEO, North Central Massachusetts Chamber of Commerce. “Each city brings a distinctive experience to the region and with this project, those entering Gardner will learn about the city while receiving a warm welcome as they arrive.”

“Whether we are welcoming residents home or visitors to the Furniture Capital of New England, we are proud of our rich history here in Gardner and grateful to the Chamber for offering to install the sign as a way to share our legacy with those who travel on one of our gateway roads,” said Mayor Michael Nicholson, City of Gardner.

# # #

*About the North Central Massachusetts Chamber of Commerce*

The North Central Massachusetts Chamber of Commerce ([northcentralmass.com](http://northcentralmass.com)) is a business advocacy, economic development organization working to create and sustain relationships among businesses and between businesses and the community. With nearly 700 member firms, employing over 25,000 people in the region, the Chamber is working to foster economic opportunity in Fitchburg, Leominster, and surrounding communities.

**Building Businesses.  
Building Communities.**



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

RECEIVED

2023 JUL 18 PM 2:08

CITY CLERK'S OFFICE  
GARDNER, MA

July 17, 2023

Hon. Elizabeth J. Kazinskas, Council President  
And City Councilors  
Gardner City Hall, Rm 121  
95 Pleasant St  
Gardner, MA 01440

RE: Creation of a Gift Account for Donations/Private Grants for the Waterford Street School Building Renovation

Dear Madam President and Councilors,

The General Laws of the Commonwealth require that the City's Legislative Body vote to create gift accounts in order to receive donations or grants from private entities for different projects and initiatives.

The City is looking into grant funding from private non-profit granting organizations for the Waterford Street School Building Renovation Project. As such, I respectfully request that the City Council vote to create a Gift Account for the project to allow these grants to be obtained for work in the building.

Additionally, the City has received a \$400,000 earmark from the Commonwealth by Representative Zlotnik for work to be done in the building as well.

While the project is slightly delayed in the leasing aspect of the initiative due to issues regarding Article 97 of the Commonwealth's Constitution, there is still general work being done to the building to increase efficiencies and make improvements. The funding raised through this account would be put toward that work.

Respectfully Submitted,

Michael J. Nicholson  
Mayor, City of Gardner

**ACCEPTANCE OF DONATIONS AND GIFTS  
GARDNER WATERFORD STREET BUILDING DONATIONS**

*VOTED:*

That the City of Gardner is Authorized to accept certain donation and gifts for use by the City of Gardner ,said acceptance in accordance with the provisions of Chapter 44, Section 53A ½ of the General Laws.

---

\*THIS PLAN IS BASED ON A PLAN BY TIGHE & BOND TITLED "CONCEPTUAL, NOT FOR CONSTRUCTION", CITY OF GARDNER, WATERFORD STREET SCHOOL, DATED 6/1/2018

**CONCEPTUAL PLAN  
NOT FOR CONSTRUCTION**

**City of Gardner**

**Waterford Street School**

**Gardner, Massachusetts**

**VERIFY SCALE**  
BAR IS 1 INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

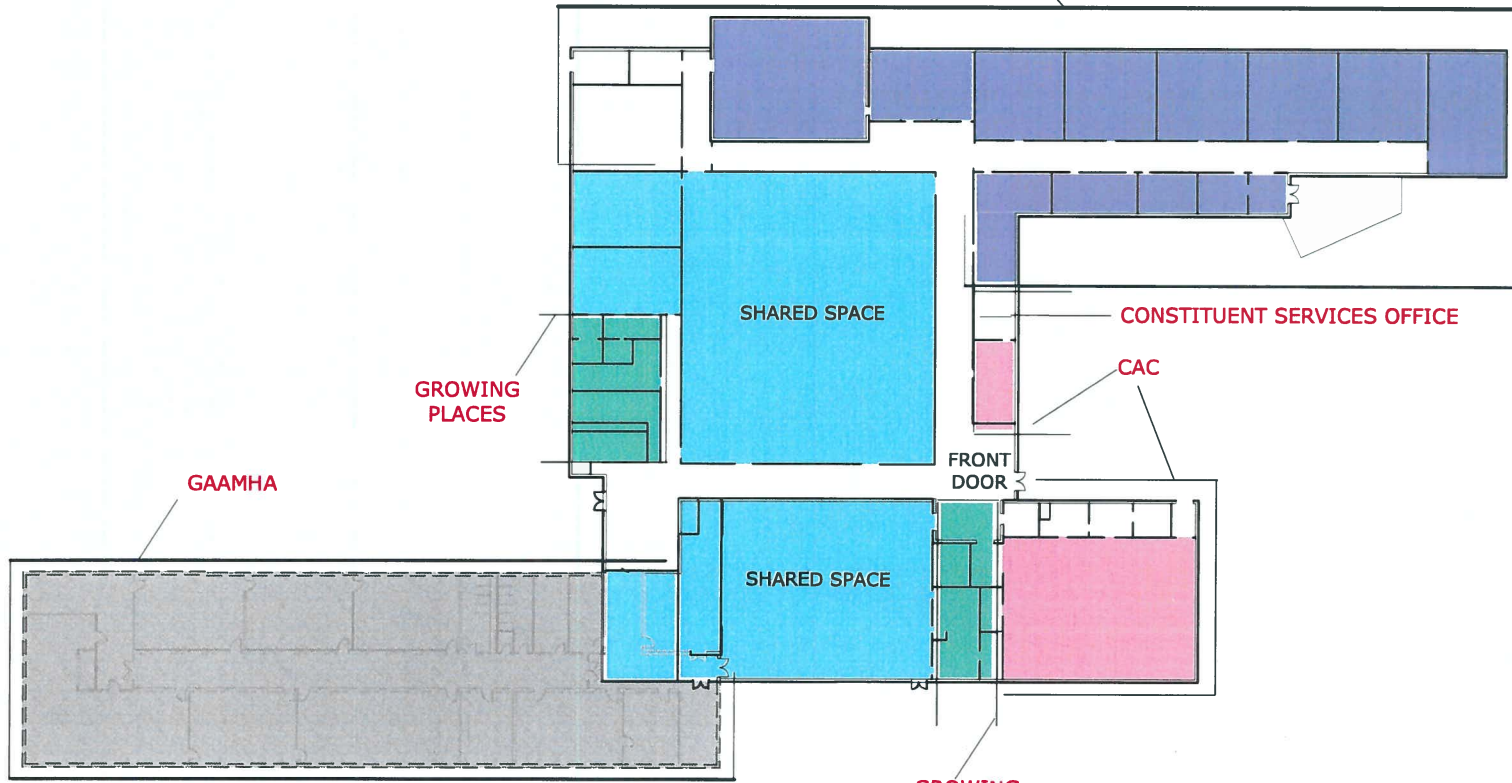
| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |

**CONCEPTUAL RE-USE LAYOUT PLAN**

**SCALE: 1"=20'**

**SHEET 1 OF 1**

**SENIOR CENTER**



**GROWING PLACES**

**GAAMHA**

**SHARED SPACE**

**CONSTITUENT SERVICES OFFICE**

**CAC**

**FRONT DOOR**

**SHARED SPACE**

**GROWING PLACES**

**PLAN MODIFIED BY THE CITY OF GARDNER 9/27/2022\***



# THE GARDNER NEWS

## NEWS

# Former Waterford Street School to be home to Gardner community center

*Gardner Senior Center, the Gardner CAC, GAAMHA, Inc., and Growing Places to begin moving in next year.*



**Stephen Landry**

Gardner News

Published 4:48 a.m. ET Oct. 5, 2022

GARDNER – The former Waterford Street School will soon be the home to a new, multi-tenant community center, officials announced on Monday.

“This plan brings together different nonprofit organizations from around the city and allows them to work together under the same roof, collaborate in new and more effective ways, and expand the services that they are offering to our residents,” said Mayor Michael Nicholson.

Four organizations would be moving into the building: the Gardner Senior Center, the Gardner Community Action Committee, GAAMHA, Inc., and Growing Places. The former school will become the new home for the Senior Center and the Gardner CAC (which currently share a building on Pleasant Street), while GAAMHA Inc. and the Leominster-based Growing Places will use the extra space to expand their current services.

## New school creates possibilities for old school

“We knew with the construction of the brand-new elementary school, that Waterford Street School would be one of the biggest buildings to repurpose, so we’ve been working to bring in area nonprofits and city services to fill this space in a symbiotic way so that those organizations can grow collaboratively and continue to increase the services they offer to the Gardner area,” said Rep. Jonathan Zlotnik, D-Gardner.

“As a former student here at Waterford Street School, and the son of a former teacher here, I’m very excited to see this building get a new lease on life and be repurposed in such a meaningful way for our community and its people,” Zlotnik added.

The Boys & Girls Club's Gardner Clubhouse also took advantage of the new school opening and relocated from the Gardner Middle School to the Elm Street School, which is allowing them to expand both its offerings and its capacity.

**More:** Boys & Girls Gardner Clubhouse opens at Elm Street School

## **More space for senior center, and no hazardous stairs**

Michael Ellis, director of the Gardner Council on Aging, said he was excited about the prospect of moving the city's Senior Center into the former school. He said the new location would provide the center with more parking, expanded space for programs, and eliminate the need for visitors to climb stairs, a problem that had resulted in several injuries over the past few years.

"It's not going without notice that the stairs are precarious," Ellis explained. "In fact, we've had several major incidents that required us to call an ambulance or emergency services for folks that had fallen on the stairs. Stairs are just not a good combination for senior centers."

The former school building would provide the Senior Center with a one-floor facility, Ellis said.

"This (move) allows our agency to have all of our programs in one location instead of scattered throughout the city, and it also allows us the opportunity to deepen and strengthen our partnerships in the community," said Julie Meehan, executive director of the Gardner CAC. "We're excited about this opportunity."

Meehan added that relocating to a first-floor level at the school would mean increased safety for volunteers, staff, and residents who utilize the CAC's services.

Ayn Yeagle, executive director of Growing Places, which serves 21 communities in the region, said her organization would utilize the former school's kitchen as a processing center so that local farmers can more effectively deliver healthy food to those in need in the community.

"Take an apple, for example. We can make apple sauce, or chips out of apples or you name it with apples – maybe some apple pie if you're lucky," Yeagle said. "We will then distribute (those products) through our different outlets."

"I'm really excited to be in Gardner," Yeagle added.

## **GAAMHA can help more people**

Tracy Hutchinson, president and CEO of GAAMHA, said her organization had recently been forced to turn down referrals due to a lack of space at its Coleman Street headquarters.

“Being able to occupy this site at Waterford Street School, we’ll be able to double to triple the (number) of people we currently serve,” Hutchinson said, adding that the shared space would provide an additional benefits for GAAMHA’s clients. “This will also lead to volunteer opportunities at the CAC, Growing Places, and at the Senior Center for each of the individuals to acquire additional skills, which could maybe lead to an actual job in the community.”

The lease agreements between the city and the building’s new tenants would still have to be reviewed and approved by the City Council.

A name for the new community center was still being determined, according to officials.

The new tenants are expected to begin moving into the building in phases starting next year.



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

July 24, 2023

Hon. Elizabeth J. Kazinskas, Council President  
And City Councilors  
Gardner City Hall, Rm 121  
95 Pleasant St  
Gardner, MA 01440

RE: Correspondence from the Director of Public Works regarding Staffing Levels

Dear Madam President and Councilors,

Attached, please find a memorandum from the Director of Public Works regarding current staffing levels and how they relate to municipal grounds maintenance at present.

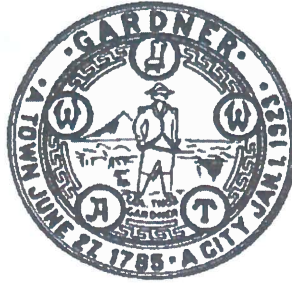
Respectfully,

Michael J. Nicholson  
Mayor, City of Gardner

RECEIVED  
2023 JUL 24 PM 12:40  
CITY OF GARDNER  
ADMINISTRATIVE SERVICES

**CITY OF GARDNER**  
**Department of Public Works**

Highway  
 Water  
 Sewer  
 Forestry  
 Parks/Playgrounds  
 Cemeteries



Dane E. Arnold, Director  
 50 Manca Drive  
 Gardner, MA 01440-2687  
 Telephone (978) 630-8195  
 darnold@gardner-ma.gov

Mayor Michael J. Nicholson and City Council Members  
 City Hall  
 95 Pleasant Street  
 Gardner, MA 01440

July 20, 2023

RE: DPW Staffing

Dear Mayor Nicholson and City Council Members:

Attached is a list of every property the Municipal Grounds Department (MGD) has to mow and weed whack in the City and the number of hours each property takes to complete. I must be honest, as I started to compile this list, I quickly became surprised how many properties there actually are. The MGD Foreman then calculated how much time the crew is at each site.

The total hours to complete this list is about 256 hours and that does not include packing up equipment and tools and trailering back and forth to each destination. The City currently only has 4 MGD employees, so this means we need a 64-hour work week for each employee, or the parks, playgrounds, and cemeteries become overgrown. This is what is what is happening in the City.

If the MGD includes cutting trees for a few weeks instead of cutting grass, the grass grows to the point we need to bag the cuttings, thus increasing the amount of time to complete the mowing.

Just to mow and weed whack, the MGD needs 7 full-time employees. An additional 4 employees are needed to cut and trim trees for forestry work and other MGD projects. With the proper staffing level, we can ensure timely and proper maintenance of city properties.

The Highway Division currently has 9 employees, including 2 foremen. 2 employees typically work on "Specialty Projects" that are assigned to them, such as the Lawrence St. sidewalk project, various downtown beautification projects, drainage projects, etc. This only leaves 7 employees, including the foreman, to patch potholes, repair drainage structures, road repairs, cut brush along roadways, street sweep, clean catch basins, unclog blocked culverts, pick up roadside trash, complete driveway tie-ins/walks/loam/seed on recently paved streets, and PLOW and SAND.



The services to the City by the DPW cannot be fulfilled as they have been in the past if the current staffing levels continue. This winter will have several routes without coverage. The crew will continue to do their best to try and keep the streets clear and safe, but with less coverage, comes longer hours. The crew can only work so many hours before they must sleep. Unfortunately, our current workforce is unable to cope, leading to potential delays and compromising the safety and well-being of our citizens.

The City has hired contractors in the past, but just like the DPW salaries, the contractor salaries are not even close to what the State or other communities pay, so Gardner is unable to obtain more than a few extra pieces of equipment from private contractors.

The Department has already frozen 3 positions and rolled the salaries of those positions into existing salaries. However, with the 10%+ inflation and the private sector increasing their starting salaries, the slight increase was lost. The City must become more competitive with their salaries. Cumberland Farms, McDonalds, Walmart all have walk in the door starting salaries between \$16-\$18 per hour; the DPW's is \$16.24. These are positions not out in the elements, heat, cold, rain, snow, and a lot less physically demanding than an employee at the DPW.

The challenges faced by the MGD and the Highway Division are significant and require prompt attention. Neglecting these issues will not only impact our department's efficiency but also jeopardize the quality of services provided to the City's residents. The City MUST adjust the salaries of the DPW in order to encourage new hires with CDL's and retain the employees we currently have.

I am grateful for your consideration and urge you to take the necessary steps to address these concerns. By investing in our workforce and adjusting salaries to be competitive with other industries, we can attract and retain skilled professionals who will contribute to the prosperity and well-being of our city.

Thank you for your time and attention to this matter. I am available for further discussions or to provide any additional information required.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dane E. Arnold', written over a light blue horizontal line.

Dane E. Arnold, Director  
Department of Public Works

**Cemeteries**

|                                   |    |
|-----------------------------------|----|
| Congo Cemetery (1.3 Acres)        | 13 |
| Crystal Lake Cemetery (13 Acres)  | 64 |
| Green Bower Cemetery (11.3 Acres) | 32 |
| Wildwood Cemetery (13.5 Acres)    | 32 |

**Parks/Playgrounds**

|                       |    |
|-----------------------|----|
| Bickford Playground   | 8  |
| Greenwood Playground  | 10 |
| Jackson Playground    | 10 |
| Leo Drive Playground  | 4  |
| Monument Park         | 3  |
| Ovila Case Playground | 7  |
| Pulaski Playground    | 7  |
| Park St Park          | 1  |
| Wilder Field          | 7  |
| Little League Field   | 4  |

**City Owned Property**

|                        |      |
|------------------------|------|
| City Hall              | 1.5  |
| Crystal Lake Park      | 1.5  |
| Derby Drive            | 1    |
| DPW                    | 3.5  |
| Greenwood Pool         | 2    |
| Helen Mae School       | 2    |
| Lafayette Square       | 0.75 |
| Maki Lot               | 0.5  |
| Orpheum Park           | 0.5  |
| Prospect School        | 4    |
| School St School       | 1.5  |
| Stone Field            | 2    |
| Volney Park            | 0.5  |
| Waterford St School    | 3    |
| West St Wall/Garden    | 0.5  |
| Bike Path              | 1.5  |
| Police Department      | 1.5  |
| Uptown Rotary          | 0.5  |
| Parker Hill Island     | 0.5  |
| College/Green St Field | 5    |
| Animal Shelter         | 1.25 |

|                     |     |
|---------------------|-----|
| Ryan/West St Corner | 0.5 |
| South Main Corner   | 0.5 |
| Connors St Island   | 0.5 |

**Parking Lots**

|                                       |      |
|---------------------------------------|------|
| Animal Shelter Parking Lot            | 0.25 |
| City Hall Parking Lots                | 0.25 |
| Connors St Lot                        | 0.25 |
| Fire Station Parking Lot              | 0.25 |
| George Sweeney Park                   | 0.25 |
| Knowlton Street Parking Lot           | 0.25 |
| Library Parking Lot                   | 0.25 |
| Municipal Garage Parking Lot          | 0.25 |
| Municipal Parking Lots                | 0.25 |
| Nichols Street Parking Lot            | 0.25 |
| Pleasant Street Parking Lot           | 0.25 |
| Police Department Parking Lot         | 0.25 |
| Uptown Parking Lot                    | 0.25 |
| West Lynde Street (North) Parking Lot | 0.25 |
| West Street Parking Lot               | 0.25 |

**Water/Wastewater**

|                                                    |      |
|----------------------------------------------------|------|
| CLWTF                                              | 2.5  |
| SPW                                                | 1.25 |
| WWTF                                               | 4    |
| James St Tanks                                     | 1    |
| Banner Road Pump Station                           | 0.5  |
| Minott Street Pump Station                         | 0.5  |
| Parker Street Pump Station                         | 0.5  |
| Willis Road Pump Station                           | 0.5  |
| Coleman Street Pump Station                        | 0.5  |
| Dyer Street Pump Station                           | 0.5  |
| Racette Avenue Pump Station                        | 0.5  |
| Summit Industrial Park (Suffolk Lane) Pump Station | 0.75 |
| West Broadway Pump Station                         | 0.5  |

|             |      |
|-------------|------|
| Total Hours | 256  |
| 4 employees | 63.9 |

|                                             |     |
|---------------------------------------------|-----|
| Need 7 employees just to mow and weed whack | 6.4 |
|---------------------------------------------|-----|





City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

RECEIVED

2023 JUL 18 PM 2:08

CITY CLERK'S OFFICE  
GARDNER, MA

July 11, 2023

Hon. Elizabeth J. Kazinskas, Council President  
And City Councilors  
Gardner City Hall, Rm 121  
95 Pleasant St  
Gardner, MA 01440

RE: FY2023 Appropriation Transfer Request

Dear Madam President and Councilors,

The Massachusetts Department of Revenue allows for fiscal year books to be worked on as needed to properly close out a fiscal year up and until September 30<sup>th</sup> of each year. Please note that these are not new transactions, but simply transfers that can be made from funds that were raised and appropriated but unspent in certain line items during the actual fiscal year itself.

Attached, please find an appropriation transfer request from the salary appropriation for the Department of Public Works to various expense accounts for the needs outlined in the attached letter from the Department's Director.

Respectfully Submitted,

Michael J. Nicholson  
Mayor, City of Gardner

AN ORDER TRANSFERRING FY23 APPROPRIATIONS FROM VARIOUS DPW SALARIES & WAGES TO FY23 VARIOUS OPERATING EXPENDITURES.

*ORDERED:*

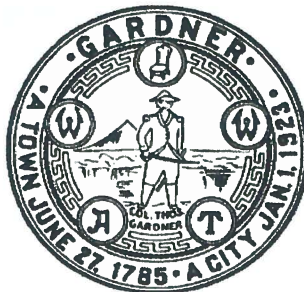
That there be and is hereby transferred the appropriations sum of Thirty-Nine Thousand Dollars, Six Hundred, Forty-Three and 48/100 Cents (\$39,643.48) from DPW Various Salaries & Wages Accounts to Various Operating Expenditures.

---

# CITY OF GARDNER

## Department of Public Works

Highway  
Water  
Sewer  
Forestry  
Parks/Playgrounds  
Cemeteries



Dane E. Arnold, Director  
50 Manca Drive  
Gardner, MA 01440-2687  
Telephone (978) 630-8195  
darnold@gardner-ma.gov

Mayor Michael J. Nicholson  
City Hall  
95 Pleasant Street  
Gardner, MA 01440

July 11, 2023

Dear Mayor Nicholson:

The Department of Public Works has had 4-6 vacancies consistently throughout Fiscal Year 2023. Because of these vacancies, we have funds remaining in the Maintenance Crew Salary and Wages line item. Below are four (4) line items I am requesting the City transfer from a Salary Account to the Operating Budget to offset deficits mainly tied to the increase in Fuel, Energy, and Utility costs. This action requires City Council approval.

The Department of Public Works is requesting a transfer of **\$32,270.28** from the **Maintenance Crew Salary and Wages** line item (**14421-51013**) in the Department of Public Works to the **Street Lighting** line item (**14421-52120**). Street Lighting typically costs the City around \$125,000-\$130,000 annually. The DPW originally requested \$120,000 for the FY2023 Budget, but the budget was funded at \$90,000, thus leaving the shortfall.

The Department of Public Works is requesting a transfer of **\$718.80** from the **Maintenance Crew Salary and Wages** line item (**14421-51013**) in the Department of Public Works to the **Snow and Ice** line item (**14421-52210**). There was an outstanding invoice in FY23 that was not covered under the Final Reimbursement for Snow and Ice that the Mayor and Council approved in May.

The Department of Public Works is requesting a transfer of **\$1,255.96** from the **Maintenance Crew Salary and Wages** line item (**14421-51013**) in the Department of Public Works to the **Vehicle Fuel** line item (**14421-52243**). Fuel costs have remained higher than anticipated for the entire FY2023. This Line Item covers fuel for all City Departments.

The Department of Public Works is requesting a transfer of **\$2,306.34** from the **Maintenance Crew Salary and Wages** line item (**14421-51013**) in the Department of Public Works to the **Energy and Utilities** line item (**14421-52110**). Energy and Utility costs remained higher than anticipated for FY2023.

The Department of Public Works is requesting a transfer of **\$255.13** from the **Clothing Allowance (14421-51090)** line item in the Department of Public Works to the **Energy and Utilities** line item (**14421-52110**). Energy and Utility costs remained higher than anticipated for FY2023.

The Department of Public Works is requesting a transfer of **\$1,291.68** from the **Clothing Allowance (14421-51090)** line item in the Department of Public Works to the **Repairs and Maintenance** line item (**14421-52030**). Costs have increased by 20% or more on vehicle supplies. Coupled with the reduced staffing levels of the mechanics, some equipment has been sent out to private shops for repairs. This has increased repair costs.

The Department of Public Works is requesting a transfer of **\$1545.29** from the **Clothing Allowance (14421-51090)** line item in the Department of Public Works to the **Professional Services** line item (**14421-52190**). This line item is used for multiple annual contracts, such as porto-potties, pest control, and CodeRED subscriptions. All have increased fees/costs over the years leaving a deficit in this line item.

If you have any questions on any of these requests, please do not hesitate to contact my office.

Sincerely

A handwritten signature in black ink, appearing to read 'Dane E. Arnold', written over a light blue horizontal line.

Dane E. Arnold, Director  
Department of Public Works

Pc: Public Service Committee  
John Richard, City Auditor



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

---

July 6, 2023

Hon. Elizabeth J. Kazinskas, Council President  
And City Councilors  
Gardner City Hall, Rm 121  
95 Pleasant St  
Gardner, MA 01440

RE: Loan Order – Waterford Street School Renovations

Dear Madam President and Councilors,

Attached, please find a loan order associated with work to be done at the Waterford Street School facility, in order to convert the structure into a new community center.

The goal is to have this loan order paid off by the leases that will eventually be collected on the site by the participating organizations.

Respectfully Submitted,

Michael J. Nicholson  
Mayor, City of Gardner

BOND ORDER NO. \_\_\_\_\_

IN CITY COUNCIL \_\_\_\_\_, 2023

A BOND ORDER TO PAY COSTS OF REMODELING AND EQUIPPING AN EXISTING CITY BUILDING FOR USE BY THE COUNCIL ON AGING AND VARIOUS OTHER COMMUNITY ORGANIZATIONS

BE IT ORDERED, BY THE CITY COUNCIL OF THE CITY OF GARDNER AS FOLLOWS:

That there be raised and appropriated the sum of Five Hundred Fifty Thousand Dollars (\$550,000) to pay costs of remodeling and equipping an existing City-owned building for use by the Council on Aging and various other community organizations, and for the payment of all other costs incidental and related thereto, and to meet this appropriation, the City Treasurer, with the approval of the Mayor, be and hereby is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor. The Mayor is authorized to accept and expend any federal or state grants that may be available to the City on account of the projects described above. The amount authorized to be borrowed pursuant to this loan order shall be reduced to the extent of any federal or Commonwealth grants received by City on account of the project approved by this vote.





City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

July 21, 2023

Hon. Elizabeth J. Kazinskas, Council President

And City Councilors

Gardner City Hall, Rm 121

95 Pleasant St

Gardner, MA 01440

RECEIVED  
2023 JUL 21 PM 12:05  
CITY CLERK'S OFFICE

RE: Appropriation Request- Rear Main Street Revitalization Project

Dear Madam President and Councilors,

When the City sells properties that were not originally taken by tax title, the proceeds of these sales gets deposited into a special reserve fund, established under Section 63 of Chapter 44 of the General Laws of the Commonwealth.

These funds can be used for any purposes for which the City could go out for bond for, with a two-thirds (2/3) vote of the City Council. The current balance in this account is \$136,069.69, which does not include the \$100,000 soon to be deposited in this account once the Prospect Street School transaction closes.

I respectfully request that the attached order from this reserve fund be approved, so that the City can move forward with purchasing one of the last remaining parcels needed for the project and add this parcel to the design, so that this project can begin.

The cost of the parcel is \$60,000, which includes sale price and all other associated fees such as attorneys fees, closing costs, etc. The remaining amount of the appropriation would be to add this parcel into the engineering design of the project since that had not been included yet as the previous owner of the parcel had refused to sell to either the City nor the Gardner Redevelopment Authority ("GRA"). Now that the new owner has agreed to the sale, we can move forward with our original intention of having this land included in the project.

Respectfully Submitted,

Michael J. Nicholson

Mayor, City of Gardner

AN ORDER APPROPRIATING A SUM OF MONEY FROM AVAILABLE FUNDS-SALE OF CITY PROPERTY RESERVED.

ORDERED:

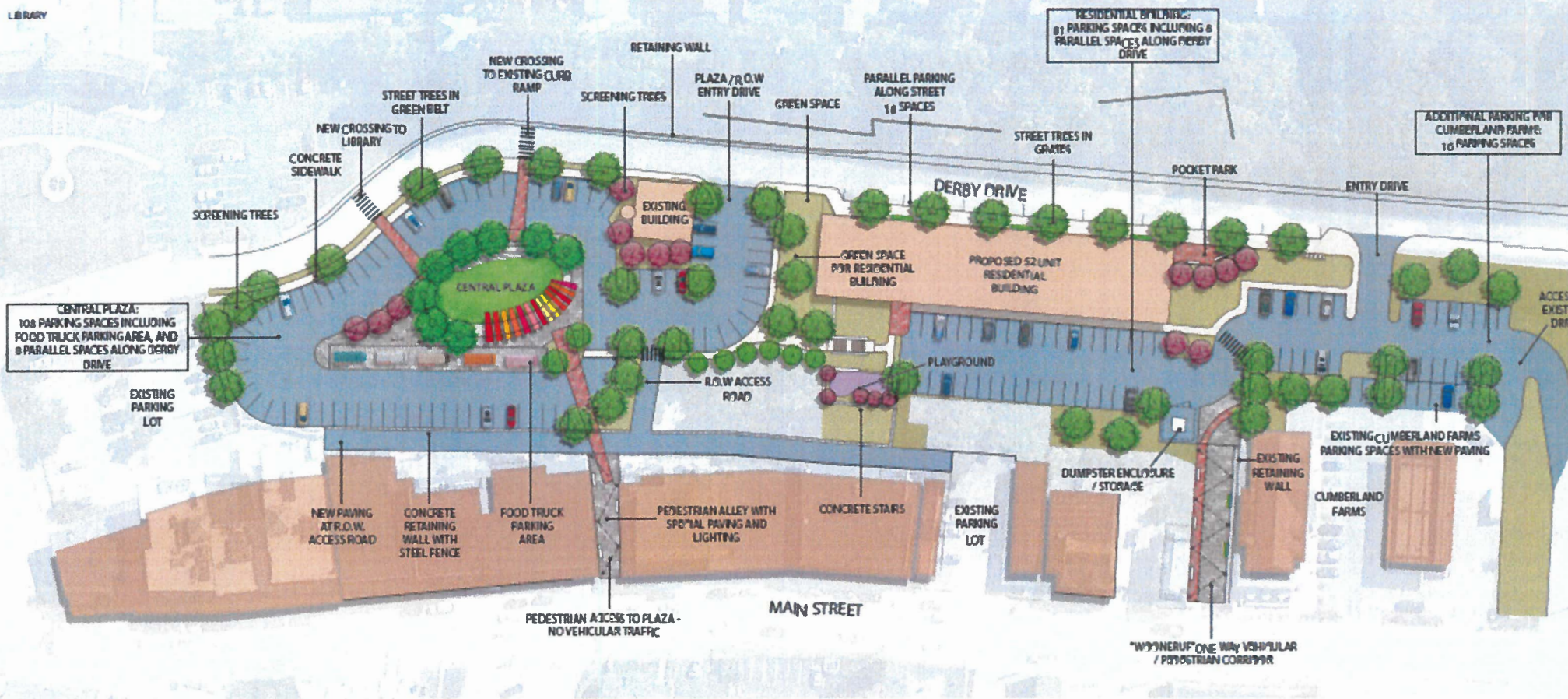
That there be and is hereby appropriated the sum of ONE HUNDRED FIFTEEN THOUSAND DOLLARS 00/100 CENTS (\$115,000.00) from Available Funds-Sale of City Property Reserved to GRA Rear Main Street Capital Project.





11040

LIBRARY

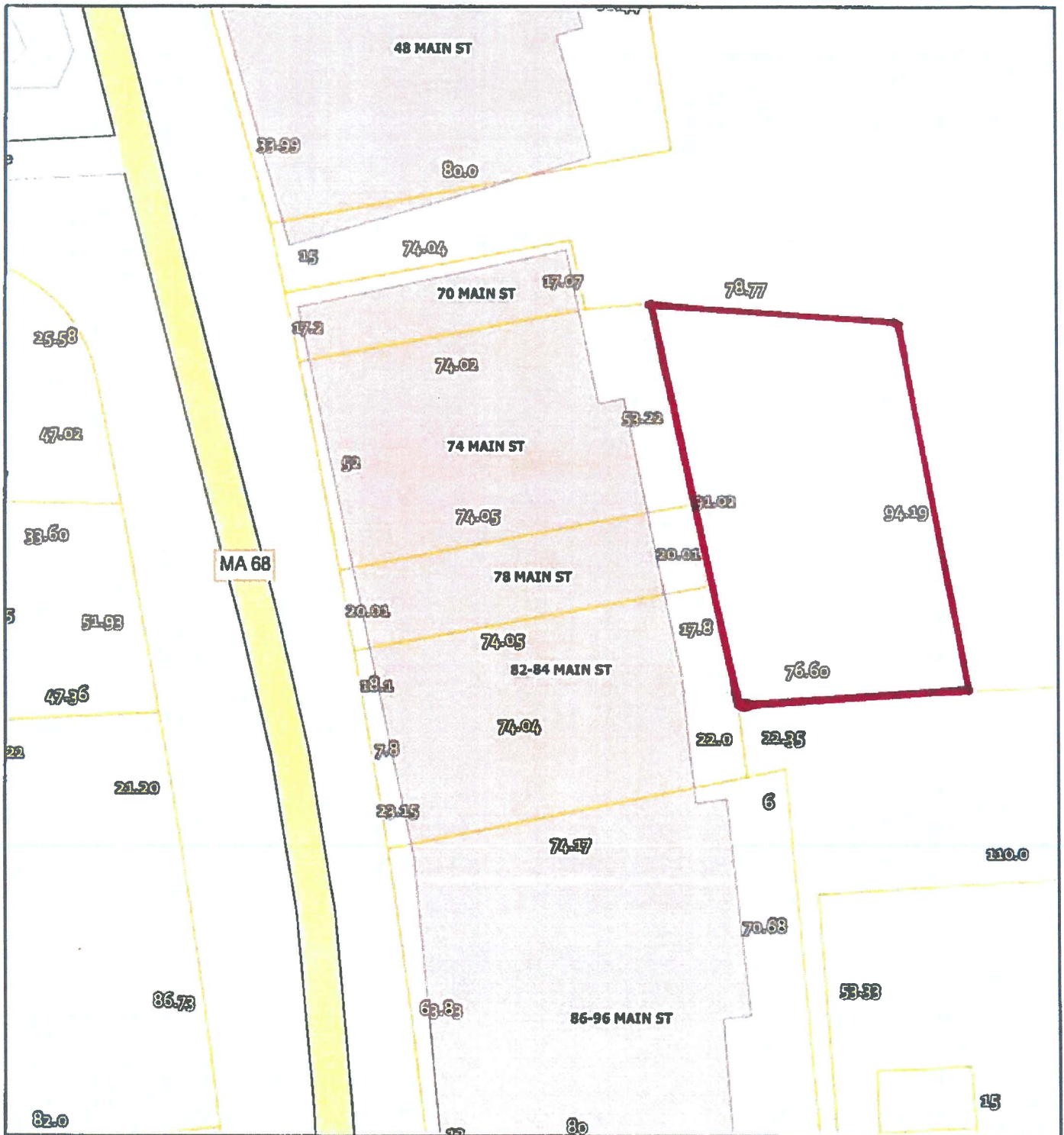


# ASTERPLAN PREFERRED R.O.W ROUTE



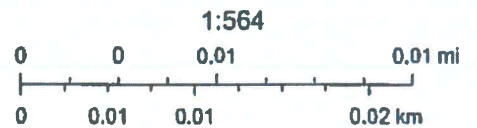


# ArcGIS WebMap 82-84 Main Street, Gardner



4/25/2023, 12:34:24 PM

 Acquisition  
 Parcel boundaries  
Parcel



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri

July 6, 2023

# Commonwealth of Massachusetts

Worcester County

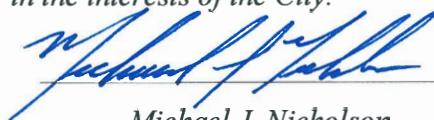
City of Gardner

RECEIVED  
JUL 13 2023  
CITY OF GARDNER

## CERTIFICATE OF APPOINTMENT

I appoint Jane Clabaugh to the position of Member, Disability Commission, and I certify

that in my opinion he/she is a person specially fitted by education, training, or experience to perform the duties of said office, and that I make the appointment solely in the interests of the City.

  
\_\_\_\_\_  
Mayor  
Michael J. Nicholson

Confirmed by City Council \_\_\_\_\_

\_\_\_\_\_  
City Clerk  
Titi Siriphan

Expires: July 6, 2026

Worcester, ss., \_\_\_\_\_

Then personally appeared the above named Jane Clabaugh and made oath that he/she would faithfully and impartially perform the duties of the office of Member, Disability Commission according to law and the best of his/her abilities.

Before me,  
\_\_\_\_\_  
City Clerk

Chapter 303 Acts of 1975  
and  
Chapter 409 Acts of 1983

Received \_\_\_\_\_

July 6, 2023

# Commonwealth of Massachusetts

RECEIVED  
JUL 13 11 2:01  
CITY CLERK

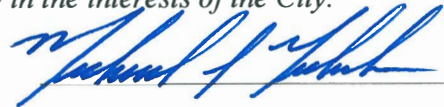
*Worcester County*

*City of Gardner*

## CERTIFICATE OF APPOINTMENT

I appoint **Francine Pera** to the position of **Member, Disability Commission**, and I certify

that in my opinion he/she is a person specially fitted by education, training, or experience to perform the duties of said office, and that I make the appointment solely in the interests of the City.

 Mayor

Michael J. Nicholson

Confirmed by City Council \_\_\_\_\_

\_\_\_\_\_  
City Clerk

Titi Siriphan

Expires: July 6, 2026

Worcester, ss., \_\_\_\_\_

Then personally appeared the above named **Francine Pera** and made oath that he/she would faithfully and impartially perform the duties of the office of **Member, Disability Commission** according to law and the best of his/her abilities.

Before me,

\_\_\_\_\_  
City Clerk

Chapter 303 Acts of 1975  
and  
Chapter 409 Acts of 1983

Received \_\_\_\_\_

July 11, 2023

# Commonwealth of Massachusetts

Worcester County

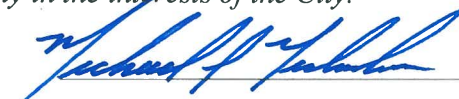
City of Gardner

RECEIVED  
2023 JUL 18 PM 2:01  
CITY CLERK'S OFFICE

## CERTIFICATE OF APPOINTMENT

I appoint Stephen Hiron to the position of Sealer of Weights and Measures and I certify

that in my opinion he/she is a person specially fitted by education, training, or experience to perform the duties of said office, and that I make the appointment solely in the interests of the City.

 Mayor  
Michael J. Nicholson

Confirmed by City Council \_\_\_\_\_

\_\_\_\_\_  
Titi Siriphan  
City Clerk

Expires: July 11, 2024

Worcester, ss., \_\_\_\_\_

Then personally appeared the above named Stephen Hiron and made oath that he/she would faithfully and impartially perform the duties of the office of Sealer of Weights and Measures according to law and the best of his/her abilities.

Before me,  
\_\_\_\_\_  
City Clerk

Chapter 303 Acts of 1975  
and  
Chapter 409 Acts of 1983

Received \_\_\_\_\_

July 11, 2023

# Commonwealth of Massachusetts

RECEIVED  
2023 JUL 10 PM 2:01  
CITY CLERK  
CITY OF GARDNER

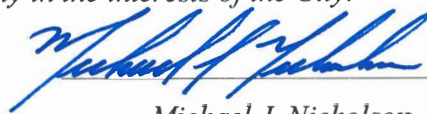
Worcester County

City of Gardner

## CERTIFICATE OF APPOINTMENT

I appoint **Robert O'Keefe** to the position of **Information Technology Director**, and I certify

that in my opinion he/she is a person specially fitted by education, training, or experience to perform the duties of said office, and that I make the appointment solely in the interests of the City.

  
\_\_\_\_\_  
Michael J. Nicholson Mayor

Confirmed by City Council \_\_\_\_\_

\_\_\_\_\_  
Titi Siriphan  
City Clerk

Expires: July 11, 2026

Worcester, ss., \_\_\_\_\_

Then personally appeared the above named **Robert O'Keefe** and made oath that he/she would faithfully and impartially perform the duties of the office of **Information Technology Director** according to law and the best of his/her abilities.

Before me,  
\_\_\_\_\_  
City Clerk

Chapter 303 Acts of 1975  
and  
Chapter 409 Acts of 1983

Received \_\_\_\_\_





RECEIVED  
2023 AUG -1 AM 11:51  
CITY CLERK'S OFFICE  
GARDNER, MA

AUGUST 1, 2023


# Commonwealth of Massachusetts

*Worcester County*

*City of Gardner*

## CERTIFICATE OF APPOINTMENT

I appoint **DARRELL SWEENEY** to the position of **ELECTRICAL INSPECTOR** and certify that in my opinion he is a person specially fitted by education, training, or experience to perform the duties of said office, and that I make the appointment solely in the interests of the City.

  
Michael J. Nicholson, Mayor

Confirmed by City Council \_\_\_\_\_

\_\_\_\_\_  
Titi Siriphan, City Clerk

Expires: August 6, 2026

Worcester, ss., \_\_\_\_\_ 2023

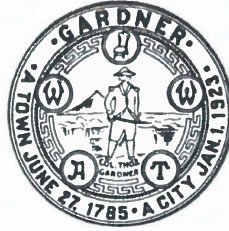
*Then personally appeared the above named **Darrell Sweeney** and swore the oath that he would faithfully and impartially perform the duties of the office of **Electrical Inspector** according to law and the best of his abilities.*

*Before me,*

\_\_\_\_\_  
*City Clerk*

Chapter 303 Acts of 1975  
and  
Chapter 409 Acts of 1983

Received \_\_\_\_\_



RECEIVED  
2023 AUG -1 PM 2:10  
CITY CLERK'S OFFICE  
GARDNER, MA

AUGUST 1, 2023

# Commonwealth of Massachusetts

*Worcester County*

*City of Gardner*

## CERTIFICATE OF APPOINTMENT

I appoint **MR. SULLIVAN HULETTE** to the position of **FIRE DEPARTMENT THERAPY DOG** and certify that in my opinion he is a dog specially fitted by education, training, or experience to perform the duties of said office, and that I make the appointment solely in the interests of the City.

Greg Lagoy, Fire Chief

Confirmed by City Council \_\_\_\_\_

\_\_\_\_\_  
Titi Siriphan, City Clerk

Expires: Permanent

*Worcester, ss.,* \_\_\_\_\_ 2023

*Then personally appeared the above named Mr. Sullivan Hullette and barked the oath that he would faithfully and impartially perform the duties of the office of Fire Department Therapy Dog according to law and the best of his abilities.*

*Before me,*

\_\_\_\_\_  
*City Clerk*

*Chapter 303 Acts of 1975  
and  
Chapter 409 Acts of 1983*

*Received* \_\_\_\_\_





RECEIVED  
2023 JUL 25 PM 1:20  
CITY CLERK'S OFFICE  
GARDNER, MA

JULY 25, 2023

# Commonwealth of Massachusetts

*Worcester County*

*City of Gardner*

## CERTIFICATE OF APPOINTMENT

I appoint **ELIZABETH DOIRON** to the position of **ASSISTANT CITY CLERK** and certify that in my opinion she is a person specially fitted by education, training, or experience to perform the duties of said office, and that I make the appointment solely in the interests of the City.

*Titi Siriphan*

\_\_\_\_\_  
Titi Siriphan, City Clerk

Confirmed by City Council \_\_\_\_\_

\_\_\_\_\_  
Titi Siriphan, City Clerk

Expires: **July 25, 2026**

*Worcester, ss.,* \_\_\_\_\_ 2023

*Then personally appeared the above named **Elizabeth Doiron** and made oath that she would faithfully and impartially perform the duties of the office of **Assistant City Clerk** according to law and the best of his abilities.*

*Before me,*

\_\_\_\_\_  
*City Clerk*

*Chapter 303 Acts of 1975  
and  
Chapter 409 Acts of 1983*

*Received* \_\_\_\_\_

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF GARDNER, CHAPTER 675  
THEREOF, ENTITLED “ZONING,” TO CHANGE THE CLASSIFICATIONS OF CERTAIN  
PARCELS OF LAND ALONG ROUTE 140.**

WHEREAS, the City of Gardner is the owner of two parcels of land comprising approximately 177 acres as herein described on Green Street, also known as Route 140, which are currently vacant land zoned as Rural Residential 2; and

WHEREAS, the City of Gardner has few large parcels of land available for commercial development; and

WHEREAS, pursuant to the purposes of Gardner’s Zoning Ordinance as stated in Chapter 675, Section 110, it would promote the general welfare of Gardner’s inhabitants and increase the amenities of the City to allow economic development of the subject parcels for commercial uses, which are expected to increase employment opportunities, retail services and the City’s tax base; and

WHEREAS, it would also promote the purposes of Gardner’s Zoning Ordinance to protect the health and safety of its inhabitants by limiting residential development along the Route 140 corridor to reduce the number of potential single family driveways with direct access to Route 140, as a means of improving traffic safety; and

WHEREAS, a change in the subject parcels’ zoning designation to the Commercial 2 zoning district will best meet these public purposes;

NOW, THEREFORE, The Undersigned Petitioners request that the City Council enact the following Ordinance:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDNER AS FOLLOWS:

**PREAMBLE:** That “An Ordinance Establishing the Boundaries of the City with Regulations and Restrictions to be Enforced and to be known as the Zoning Code” (Chapter 675) adopted by the City Council December 9, 1970 and amended several times thereafter be further amended as follows:

**SECTION 1:** By changing the zoning district classification from Rural Residential 2 to Commercial 2 for two (2) parcels of land situated northernly and southernly of Route 140 Street, being parcels M47-22-4 and a portion of M47-24-1 (that portion west of bike trail parcel M42-20-7 as designated by maps submitted herewith) on the City of Gardner Assessor’s Map.

Total area of proposed zoning change being approximately 177 acres.

**SECTION 2:** This Ordinance shall become effective upon passage and publication as required by law. Any claims of invalidity by reason of any defect in the procedure of adoption may only be made ninety days after the posting or the second publication.

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF GARDNER, CHAPTER 306 THEREOF, ENTITLED “ALCOHOLIC BEVERAGES,” TO ADD A NEW SECTION 5 THEREOF, ENTITLED, “MARIJUANA RETAIL ESTABLISHMENTS” TO INCREASE THE QUOTA ALLOWED AND CHANGE THE METHOD FOR AMENDING THE QUOTA ALLOWED BY THE CODE OF THE CITY OF GARDNER.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDNER AS FOLLOWS:

**SECTION 1:** That the Title of Chapter 306 of the Code of the City of Gardner shall be amended to state as follows:

Chapter 306. Alcoholic Beverages and Marijuana

**SECTION 2:** That the Chapter 306 of the of the Code of the City of Gardner shall be amended by adding a new Article II, entitled "Marijuana Establishments", and a new Section 5, entitled "Number of Allowed Marijuana Retail Establishments", immediately after the existing Section 4 of Chapter 306, as follows:

Article II. Marijuana Establishments

§306-5. Number of Allowed Marijuana Retail Establishments. The number of marijuana retail establishments shall not exceed 35% of liquor licenses issued in the City of Gardner for retail sale of alcoholic beverages not to be drunk on the premises where sold, said number to be rounded up to the next whole number.

**SECTION 3:** That this ordinance take effect upon passage and publication as required by law.

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF GARDNER, CHAPTER 675 THEREOF, ENTITLED "ZONING," TO AMEND SECTION 1070 THEREOF, ENTITLED, "MARIJUANA ESTABLISHMENTS" TO CHANGE THE METHOD TO INCREASE THE QUOTA ALLOWED BY THE CODE OF THE CITY OF GARDNER.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDNER AS FOLLOWS:

**SECTION 1:** Subsection (C)(8)(b) of Section 1070 of Chapter 675 of the Code of the City of Gardner be amended by replacing the paragraph in its entirety and amending the Ordinance as follows:

- b) The number of marijuana retail establishments shall be limited to the amount specified by Section 5 of Chapter 306 of the Code of the City of Gardner, as the same may be amended from time to time. No permit, special permit or variance may be granted for a marijuana retail establishment which results in a violation of this limit;

**SECTION 2:** That this ordinance take effect upon passage and publication as required by law.

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF GARDNER, CHAPTER 675 THEREOF, ENTITLED “ZONING,” TO ADD “SPORTS BETTING” TO THE ZONING TABLE OF USES.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDNER AS FOLLOWS:

**SECTION 1:** That Section 210(B) of Chapter 675, entitled “Word Usage and Definitions,” be amended by adding the following definition to its list:

Sports Betting Facility – A lot or structure operated by an entity licensed as a Sports Wagering Operator or Qualified Gaming Entity by the Massachusetts Gaming Commission under the provisions of M.G.L. c. 23N and 23K, as the same may be amended from time to time, to conduct sporting and sports wagering events, subject to and operated in accordance with the restrictions of such license. Sports Betting Facilities may be indoor or outdoor facilities.

**SECTION 2:** That Attachment 1 of Chapter 675 of the Code of the City of Gardner, entitled “Zoning- Table of Uses,” be amended by adding a new Section 54(a) immediately following Section 54, entitled “Sports Betting Facility” with the zoning district designations as follows:

| Description of Use                                                                                                                                                                                                              | SFR1 | RR2 | GR3 | COM1 | COM2 | IND1 | IND2 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|-----|------|------|------|------|
| 54a. Sports Betting Facility, provided that any structure is so insulated and maintained as to confine noise to the premises, and is located not less than 100 feet from a residential district, excepting any access driveway. | NP   | NP  | NP  | SPPB | SPPB | SPPB | NP   |

**SECTION 3:** This this ordinance take effect upon passage and publication as required by law.

# CITY OF GARDNER

DEPARTMENT OF COMMUNITY DEVELOPMENT AND PLANNING



August 1, 2023

Gardner City Council  
95 Pleasant Street  
Gardner, MA 01440

RE: District Improvement Financing (DIF) Informal Meeting Request

Thank you for holding an informal meeting in June for Camoin Associates and me to introduce the DIF project to you.

I respectfully request a second informal meeting to present the draft DIF plans for the two proposed DIF Districts: Downtown and the Mill Street Corridor. These two districts are based on the city's two urban renewal plans and follow the same boundaries.

At this informal meeting, Camoin Associates would provide an overview of the contents of the plan and answer any questions you may have. Camoin Associates and I will take note of any changes requested and modify the plans as needed.

Once your feedback has been received, if you are amenable to the creation of these DIF districts, the plan will be revised as needed and submitted for formal voting.

It is imperative that the DIF be implemented by the end of the calendar year as the DIF is based on the assessed value of a property. The first project eligible for the DIF is slated to be completed in January. If the DIF is not implemented before then, this and any other eligible project completed between January 1, 2024 and June 30, 2024 will no longer be included in the DIF due to city being a Chapter 653 community.

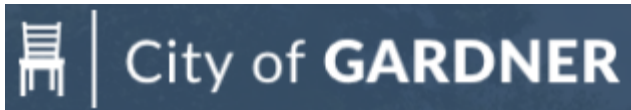
If you have any questions or concerns, please do not hesitate to contact me.

Respectfully,

Jessica DeRoy

Economic Development Coordinator  
978-991-5872  
jderoy@gardner-ma.gov

City Hall Annex, 115 Pleasant Street, Room 201, Gardner, Massachusetts 01440  
Telephone: (978) 630-4011 ♦ Facsimile: (978) 632-1905 ♦ CDBG (978) 632-3800



# **Downtown District Improvement Financing Master Plan**

Adopted Month Day, 2023

*Document prepared by Camoin Associates for the City of Gardner  
through a grant from MassDevelopment*

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## Introduction

The City of Gardner (the "City") designates portions of downtown Gardner as the Downtown District Improvement Financing District (the "DIF District") and the accompanying Downtown Development Program and Downtown Invested Revenue District Development Program (the "Downtown Development Program") for the DIF District, as enabled by Massachusetts General Laws Chapter 40Q.



This *Downtown District Improvement Financing* master plan (the "Report") describes the process by which the Downtown DIF District and Development Program will be established, together with the projects to be supported, the expected revenues and financing plans, and the ongoing management of the DIF District. With this Report and the legislative actions undertaken and included in Appendix B, the following are established:

- ✓ The Downtown Development District, which identifies the part of the municipality in which projects will be implemented; and
- ✓ The Downtown Invested Revenue District, which identifies the part of the municipality in which the Tax Increment will be calculated and from which tax revenues will be captured, and which is coterminous with the Development District.<sup>1</sup>
- ✓ The Downtown Development Program, which will describe the capital plan, including the type and cost of projects to be undertaken by the municipality, and the type and costs of projects expected

<sup>1</sup> All parcels are included in both the DIF District and the Invested Revenue District.

- to be undertaken by private entities as a result of the public investments made by the municipality in the DIF District; and
- ✓ The Downtown Invested Revenue District Development Program, which provides details of the financial plan including the expectations for the generation and collection of revenue from the Tax Increment, the percentage anticipated to be captured and used for projects in the DIF District, and expectations for borrowing.

This *Introduction* first describes the uses of Development Districts and Development Programs, the statutory authority of municipalities to enter into them, and key provisions that must be satisfied. It then sets forth the steps taken to authorize the Downtown DIF District and, when it is complete, the accompanying Development Program.

In *Part I: Downtown Development District*, this report describes the Downtown Development District boundaries, including the boundaries of the Downtown Invested Revenue District. It provides information about the parcels to be included. Improvements and activities will be implemented within the Downtown DIF District to generate economic growth and further strategic goals.

In *Part II: Downtown Development Program*, the report presents the proposed Development Program which is being created to implement the development goals within the DIF District. It presents a general description of the projects, the operation and maintenance plan, and the financial plan.

## About District Improvement Financing

Through DIF, a town or a city can establish a funding stream for economic development activities that is linked to, and derived from, the results of economic development.

DIF achieves this by setting up a process through which a municipality can identify and capture tax revenues that result from new private investment in a specific area, such as an expanding business or a new multifamily housing project. These tax revenues are generated by the increase in assessed value that results from the private investment, not from tax rate increases, special assessments, or real estate market factors.

The municipality can then direct this stream of incremental tax revenues toward public improvement and economic development projects, which can range from critical infrastructure needs such as traffic mitigation, to essential supporting activities such as planning studies or workforce training.

**This section provides detail about the legislation that enacted DIF, the tasks required to be undertaken by a community to comply with the legislative requirements, and the defined terms that are used in the legislation and throughout this document.**

### Legislative Requirements

Massachusetts General Laws Chapter 40Q (the "DIF Statute") authorizes towns and cities to use DIF. The DIF Statute sets forth activities that must be undertaken, such as identifying tax revenues to be captured, describing projects to be implemented, and designating parcels of property to be included within the DIF District. Municipalities enact local legislation through the ordinary processes of a City Council, Town Meeting, or Town Council. The DIF Statute does not provide specific language that must be incorporated into local legislation.

The DIF Statute does not set forth specific legislative review or public hearing requirements. A town or city will follow its established legislative rules. If the town or city wishes to amend an element of its DIF, it must follow the same legislative process it used to adopt the original legislation, for example a vote of Town Meeting.

The DIF Statute does not require review and approval by the Economic Assistance Coordinating Council or other state agency, and no reports need to be prepared for or submitted to any state agencies once DIF has been implemented.

### Identifying the Tax Increment and Capturing Tax Revenue

DIF enables communities to identify and capture tax revenues generated by the incremental increases to the assessed value of real property that result from new private investment, such as building or renovation, within a district or districts established by the community under the DIF Statute. These increases, the "Tax Increment" as defined by the DIF Statute,<sup>2</sup> may occur on residential or commercial property, but must arise from new private investment. Increases to assessed value as a result of market factors or revaluation are not eligible, and tax revenues generated by these increases may not be captured through the use of DIF.

---

<sup>2</sup> See *Definitions*, below.

The Tax Increment is calculated as the difference between the assessed value of the property as of a Base Date,<sup>3</sup> with assessed value as of the Base Date defined as the Original Assessed Value,<sup>4</sup> and the assessed value as of each subsequent assessment date for the duration of the DIF. The Base Date will always be the January 1 prior to the adoption of legislation establishing DIF.

Identifying the Tax Increment is done through a municipality's normal assessment process and on the same schedule. The calculation and collection of tax revenues also follows the customary procedures for the entire community. DIF governs how to calculate, capture, and spend a designated portion of the tax revenues once they are collected. In this *DIF Guide*, the portion of the tax revenues that is identified and captured through the establishment of DIF is referred to as the "DIF Revenues."<sup>5</sup>

The Tax Increment is cumulative once DIF is established and is always the difference between the Original Assessed Value and the portion of a new assessed value that, through ordinary assessment processes, is attributed to new private investment. If the increase over the Original Assessed Value is \$5 million per year for five years, the Tax Increment grows to \$25 million over that same five-year period. All tax revenues generated by the Tax Increment, up to 100%, are eligible for capture through the use of DIF, and each town or city identifies, through the legislation it uses to establish DIF, how much of the revenue will be captured and how it will be used.

The following is a sample timetable based on a community's assessment calendar and fiscal years. Legislation may be adopted at any time of the year and dates are shown as examples only.

Note that there will be a lag of at least one year between the adoption of legislation and the availability of revenues. This is a result of the assessment calendar, not of the use of DIF.

1. April 6, 2021: Legislation is adopted to establish DIF, with a Base Date of January 1, 2021 for assessed values. The Original Assessed Value is established as of January 1, 2021.
2. January 1, 2022: Assessed values are determined for each parcel in the community as of this date, although actual new assessed values may not be finalized until later in the year. Increases to assessed value that are attributable to new private investment are identified for the entire community.<sup>6</sup> The Tax Increment is identified.
3. July 1, 2022–June 30, 2023: First fiscal year in which tax revenues are collected using values established as of January 1, 2021. These are the first tax revenues from which a portion may be identified and captured through the use of DIF, and Fiscal Year 2023 is therefore the first fiscal year of the DIF.
4. July 1, 2023–Duration of the DIF: Assessed values are determined each year and the Tax Increment is recalculated to reflect the cumulative impact of new private investment since the Base Date. Tax revenues generated by the Tax Increment are eligible for capture through the use of DIF.

---

<sup>3</sup> "Base date" is the last assessment date of the real property tax preceding the creation of the district. See *Definitions*, below.

<sup>4</sup> "Original Assessed Value" is the aggregate assessed value as of the Base Date. See *Definitions*, below.

<sup>5</sup> See also *Definitions*, below.

<sup>6</sup> Communities that have accepted Acts of 1989 Ch. 653, Amending Mass. Gen. Laws Ch. 59 § 2A (a), recognize increases to assessed value from new private investment that occur between January 2 and June 30 of each calendar year as having occurred on January 1 of that same calendar year. A community using DIF will still follow this calendar for recognizing changes to assessed value.

The revenues generated by the Tax Increment will also increase to the extent permitted by Mass. Gen. Laws Ch. 59 § 21c (f), which governs the total tax levy in a municipality.

## Components of DIF

The DIF Statute requires that municipalities adopt four components which together enable the activities and benefits of DIF as an economic development tool:

Development District      Invested Revenue District  
Development Program      Invested Revenue Development Program

A community may adopt all four components at once, or the Development District may be established first and the other components at later dates through the same legislative process.

The DIF Statute sets forth specific requirements for each component as described below.

### *Development District*

A Development District (DIF District) is the part of the municipality in which projects will be implemented. The community defines the boundaries and identifies the parcels within the DIF District.

A community may establish multiple DIF Districts, but the aggregate area of all DIF Districts may not exceed 25% of the area of the community. The Assessor must certify the area of each DIF District and confirm compliance with the 25% limit.

Projects that are to be funded with DIF Revenues must be implemented within the DIF District. Exceptions are certain components of water and sewer infrastructure that must be constructed outside of the DIF District because of the design of the system.

A DIF District does not need to be contiguous.

Commercial and residential properties, municipal properties, vacant or undeveloped land, and property owned by tax-exempt entities may all be included in a DIF District.

### *Invested Revenue District*

An Invested Revenue District (IRD), identifies the portion of the DIF District in which the Tax Increment will be calculated and from which DIF Revenues will be generated. It must be either coterminous with the DIF District, having the same boundaries and parcels, or a subset that is wholly within it. No parcels may be included in an IRD if they are not also within the DIF District.

### *Development Program*

A Development Program describes the activities expected to be undertaken within the DIF District. It must describe all of the following,<sup>7</sup> *but* if one or more of the activities are not expected, such as displacing and relocating persons, then the Development Program should clearly state that the activity will not be undertaken.

---

<sup>7</sup> See also *Definitions*, below.

1. A finding, or statement, that the designation of the DIF District is consistent with the requirements of Mass. Gen. Laws Ch. 40Q §2 and "will further the public purpose of encouraging increased residential, industrial, and commercial activity in the Commonwealth."<sup>8</sup> In essence, this is a statement of the community's goals.
2. A Financial Plan<sup>9</sup> that describes the costs of the anticipated projects, expected sources of revenue, the amount of indebtedness to be incurred, and anticipated sources of capital;
3. A list of the public facilities to be constructed and any other projects expected to be paid for in whole or in part with DIF Revenues. *If new projects are later identified, the Development Program can and must be amended. This includes public facilities and other eligible projects.*
4. The use of private property;
5. Plans for the relocation of persons displaced by the development activities;
6. Plans, if any, for the development of housing, both affordable and market rate;
7. The proposed regulations and facilities to improve transportation; and
8. The proposed operation of the district after the improvements are completed;  
*Optional: The Development Program may also designate an entity that will administer activities related to the DIF and describe the proposed operation of the DIF.*<sup>10</sup>
9. The duration of the Development Program. This may not exceed 30 years. The 30-year count may begin either at the date of the designation of the DIF District, or at a "Project Stabilization"<sup>11</sup> date defined by the community in the Development Program.

#### *Invested Revenue District Development Program*

An Invested Revenue District Development Program (IRDDP) is required in order to calculate the Tax Increment and capture the tax revenues from that Tax Increment to be used as DIF Revenues to pay for projects within the DIF District. In essence, it directs the capture and use of tax revenues collected from the IRD. It is required to include:

1. Estimates of the tax revenues to be derived from the IRD;
2. A projection of the tax revenues to be derived from the IRD if no Development Program were to be adopted and implemented (with presumably less new private investment than is expected to occur as a result of the Development Program);
3. Statement of whether any bonds issued as part of the DIF will be General Obligation or Special Obligation Bonds;
4. The percentage, dollar amount, or formula directing the amount of tax revenues collected from the Tax Increment that will be captured to pay for projects in the Development Program;

---

<sup>8</sup> Mass. Gen. Laws Ch. 40Q §2 (a)

<sup>9</sup> Ibid.

<sup>10</sup> Mass. Gen. Laws Ch. 40Q §2 (c )(2): "create a department, designate an existing department, board officer, agency, municipal housing or redevelopment authority of the city or town or enter into a contractual agreement with a private entity to administer the activities authorized by this chapter"

<sup>11</sup> The DIF Statute does not define "Project Stabilization" or dictate rules for selecting such a date. See *Definitions*, below, for an explanation of how the term is used in this *DIF Guide*.

5. A statement of the estimated impact of tax increment financing on all taxing jurisdictions in the DIF District:<sup>12</sup> and
6. The establishment of a Development Program Fund, which consists of two accounts: a Project Cost Account and, if debt is anticipated to be issued, a Development Program Sinking Fund Account.

The DIF Statute requires that DIF Revenues be deposited to the Development Program Fund and establishes the priority of claims upon those revenues.

Principal and interest on debt, and related costs such as maintaining reserve accounts, must be paid from the Development Program Sinking Fund Account. As long as debt is outstanding to which DIF Revenues are pledged, the Development Program Sinking Fund Account has the senior claim on DIF Revenues.<sup>13</sup>

Costs for constructing or implementing projects are paid from the Project Cost Account.

Balances may be transferred between the Development Program Sinking Fund Account and the Project Cost Account as long as the balances in the Development Program Sinking Fund Account are sufficient to meet its obligations to repay debt.

Excess funds not required by the Development Program Fund may be transferred to the municipality's General Fund.

A graphic illustrating these funds and accounts, and a description of the accounts, is included as Appendix A.

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<sup>12</sup> The DIF Statute does not define "tax increment financing." In its definition of Invested Revenue District it does refer to an Invested Revenue District as a district where tax increment financing is used. Therefore, for the purposes of this *DIF Guide*, this statement is interpreted to mean that a municipality should state the impact of the IRDDP on the taxing jurisdictions.

<sup>13</sup> A municipality may use DIF Revenues to repay a portion of debt service without formally pledging the DIF Revenues to the bonds. In this case the Development Program Sinking Fund Account may have parity with the Project Cost Account. A municipality should consult its bond counsel on this and other matters relating to debt issuance.

## Definitions

### *Definitions from the DIF Statute<sup>14</sup>*

The following terms have the meanings as defined in Massachusetts General Law Chapter 40Q, Section 1. Capitalization has been added to the statute's defined terms to identify them clearly in the text.

"Base Date", the last assessment date of the real property tax immediately preceding the creation of the district.

"Development District", a specified area within the corporate limits of a city or town which has been designated as provided in §2 and which is to be developed by the city or town under a Development Program.

"Development Program", a statement of means and objectives designed to improve the quality of life, the physical facilities and structures, and the quality of pedestrian and vehicular traffic control and transportation within a development district. Means and objectives designed to increase or improve residential housing, both affordable and market rate, may also be addressed within a district and shall be considered part of a development program. The statement shall include:

- (1) a Financial Plan;
- (2) a complete list of public facilities to be constructed;
- (3) the use of private property;
- (4) plans for the relocation of persons displaced by the development activities;
- (5) plans, if any, for the development of housing, both affordable and market rate;
- (6) the proposed regulations and facilities to improve transportation;
- (7) the proposed operation of the district after the planned capital improvements are completed; and
- (8) the duration of the program which shall not exceed the longer of: (i) 30 years from the date of designation of the district; or (ii) 30 years from project stabilization, as defined in the development program.

"Financial Plan", a statement of the costs and sources of revenue required to accomplish the development programs, which shall include: (1) cost estimates for the development program; (2) the amount of indebtedness to be incurred; and (3) sources of anticipated capital.

"Invested Revenue District", a type of Development District or portion of a district that uses tax increment financing under §3.

"Invested Revenue District Development Program", a statement which, in addition to the information required for a Development Program, shall also include: (1) estimates of tax revenues to be derived from the Invested Revenue District; (2) a projection of the tax revenues to be derived from the Invested Revenue District in the absence of a Development Program; (3) a statement as to whether the issuance of bonds contemplated pursuant to this chapter shall be general or special obligation bonds; (4) the percentage of

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<sup>14</sup> Mass. Gen. Laws Ch. 40Q §1



the tax increment to be applied to the Development Program and resulting tax increments in each year of the program; and (5) a statement of the estimated impact of tax increment financing on all taxing jurisdictions in which the district is located.

"Original Assessed Value", the aggregate assessed value of the Invested Revenue District as of the Base Date.

"Project", a project to be undertaken in accordance with the Development Program.

"Project Costs", any expenditure made or estimated to be made or monetary obligations incurred or estimated to be incurred by the city or town which are listed in a project plan as costs of improvements including, but not limited to, public works, acquisition, construction or rehabilitation of land or improvements for sale or lease to residential, commercial or industrial users within a development district plus any costs incidental to those improvements, reduced by any income, special assessments or other revenues, other than tax increments, received or reasonably expected to be received by the city or town in connection with the implementation of this plan.

(1) "administrative costs", any reasonable charges for the time spent by city or town employees in connection with the implementation of a project plan;

(2) "capital costs", the actual costs of the construction of public works or improvements, new buildings, structures and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures; the acquisition of equipment; and the grading and clearing of land;

(3) "discretionary costs", those payments made by the appropriate body of a city or town that in its discretion are found to be necessary or convenient to the creation of development districts or the implementation of project plans.

(4) "financing costs", including, but not limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of that indebtedness because of the redemption of the obligations before maturity;

(5) "improvement costs", those costs associated with developing new employment opportunities, promoting public events, advertising cultural, educational and commercial activities, providing public safety, establishing and maintaining administrative and managerial support and such other services as are necessary or appropriate to carry out the development program;

(6) "organizational costs", all reasonable costs relating to the conduct of environmental impact and other studies and informing the public about the creation of development districts and the implementation of project plans;

(7) "professional service costs", including, but not limited to, those costs incurred for architectural, planning, engineering and legal advice or services;

(8) "real property assembly costs", any deficit incurred resulting from the sale or lease by the city or town, as lessor, of real or personal property within a development district for consideration which is less than its cost to the city or town;

(9) "relocation costs", all reasonable relocation payments made pursuant to a condemnation;

(10) "training costs", costs associated with providing skills, development and training for employees of businesses within the development district; provided, however, that these costs shall not exceed 20 per cent of the total project costs and shall be designated as training funds within 5 years of the issuance of

bonds pursuant to this chapter for the project or the designation of the district, whichever occurs later; and

(11) "water and sewer line costs", which shall include the costs related to the construction or alteration of sewage treatment plants, water treatment plants or other environmental protection devices, storm or sanitary sewer lines, water lines or amenities on streets or the rebuilding or expansion thereto so long as required by the project plan for a development district, whether or not the construction, alteration, rebuilding or expansion is within the development district;

Project costs shall not include the cost of a building or a portion of a building used predominantly for the general conduct of government, such as a city hall, courthouse, jail, police or fire station or other state or local government office buildings.

"Project Revenues", receipts of a city or town with respect to a project including, without limitation, tax increments, investment earnings and proceeds of insurance or disposition of property.

"Tax Increment", all annual increases in the municipality's limit on total taxes assessed pursuant to subsection (f) of section 21C of Mass. Gen. Laws Ch. 59 that are attributable to parcels within the district for fiscal years with an assessment date later than the base date. The tax increment shall also include the part of increases in the limit on total taxes assessed allowed pursuant to said subsection (f) of said section 21C of said chapter 59 that are attributable to such increases pursuant to said subsection (f) of said section 21C of said chapter 59 in prior years that were part of the increment in such prior years. In any year that the limit on total taxes assessed pursuant to said section 21C of said chapter 59 is lower than the prior year's limit on total taxes assessed, the tax increment shall be reduced in the same proportion as the limit on total taxes assessed.

#### *Tax Increment and Definition for "New Growth"*

The DIF Statute uses the defined term Tax Increment to describe the incremental increases in assessed value that may result from new private investment that improves the property. In practice, assessors often use the term new growth (herein, "New Growth") for the same concept. This *DIF Guide* uses the term New Growth to refer to the increases in assessed value that result from new private investment on a day-to-day basis by towns and cities. New Growth refers to increases in assessed value that result from improvements, *not* increases in assessed value that result from market factors or revaluation.

Please see also *Levy Limits: A Primer on Proposition 2 ½*, Massachusetts Department of Revenue Division of Local Services, available online at <https://www.mass.gov/files/documents/2016/08/oq/levylimits.pdf>.

#### *Additional Definitions for Terms in this District Improvement Financing Master Plan*

"DIF Project" means an eligible Project as defined by the DIF Statute that is intended to be funded in whole or in part through the use of DIF Revenues.

"DIF Revenues" means the portion of the revenue generated by the Tax Increment that is collected as a result of New Growth in the DIF District. These are transferred to the Development Program Fund and used as provided for in the Development Program. DIF Revenues may be all or a portion of the revenues collected from the Tax Increment for any fiscal year. The percentage of the revenue from each year's Tax Increment that becomes DIF Revenues is established by the Development Program and Invested Revenue District Development Program.

“Pay-as-You-Go” means paying for Project Costs directly from DIF revenues collected, in contrast to using the proceeds of debt to pay such costs.

“Project Stabilization Date” means the date, established by the community in its Development Program, on which the Development Program comes into effect. A Development Program may have a duration of up to 30 years either from the date of the adoption of the DIF District, or 30 years from the Project Stabilization. The DIF Statute does not dictate rules for selecting such a date, only stating that such a date may be defined in the Development Program.<sup>15</sup>

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<sup>15</sup> Mass. Gen. Laws Ch. 40Q § 1 (a) (8).

## About the Downtown Development District

The purpose of the Downtown Development District is to grow and strengthen the local economy that serves City residents, employees, and visitors by investing in a series of public projects.

Through the use of a DIF District and Development Program, the City will capture tax revenues generated by expected economic development, and direct these revenues toward a downtown organization that will invest, promote, and strengthen the community and make it more attractive for businesses, residents, and visitors by:

1. Attracting new private investment by making it a more attractive place to locate and grow a business;
2. Capturing new tax revenues from private development and using the revenue stream to fund projects that support growth and investment in the district; and
3. Communicating that the City of Gardner has targeted the district for strategic growth and is making its own investments.

Details of the project, with cost estimates, are presented in Part II, Projects to be Implemented.

## Description of the Approval Process and Legislative Actions

*The establishment of a DIF District and Development Program enables a community to capture future incremental tax revenues that may be spent on projects designated in the Development Program. It does not authorize actual expenditures, and does not authorize the issuance of debt. Expenditures, debt issuance, and procurement to implement the projects in the Development Program will be authorized through the same local approval processes that would be required if the projects were not part of a Development Program.*

The Downtown DIF District and Development Program are established through local approval processes. The City has:

- Held a public hearing on \_\_\_\_\_.
- Held a Municipal Council meeting on \_\_\_\_\_ to vote upon the proposed DIF District and Development Program.
- Received a *draft* Assessor Certification presenting the Original Assessed Value of parcels as of \_\_\_\_\_, the latest assessment date for which data is available. This is an estimate of the Original Assessed Values. This Assessor Certification will be finalized when assessed values as of the Base Date of January 1, 202X are confirmed.

Documentation of the legislative actions is included in Appendix B. Assessor Certifications are included in Appendix D.

## Downtown Development District and Program Information Summary

|                                                                            |                                                                                                                         |
|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Development District Name                                                  | Downtown Development District                                                                                           |
| IRD Name                                                                   | Downtown Invested Revenue District                                                                                      |
| Development Program Name                                                   | Downtown Development Program                                                                                            |
| IRDDP Name                                                                 | Downtown Invested Revenue District Development Program                                                                  |
| Date of Development District and IRD Establishment                         | MONTH, Date, 2023                                                                                                       |
| Date of Development Program and IRDDP Establishment                        | MONTH, Date, 2023                                                                                                       |
| Base Date for Assessed Values in the DIF District and IRD                  | January 1, 2023                                                                                                         |
| Acceptance of Chapter 653 (Yes/No)                                         | Yes                                                                                                                     |
| Certified, Original Assessed Value in the DIF District as of the Base Date | Certification to be provided when assessed values as of January 1, 2023 become available; estimated to be Fall of 2023. |
| Certified, Original Assessed Value in the IRD as of the Base Date          | Certification to be provided when assessed values as of January 1, 2023 become available; estimated to be Fall of 2023. |
| Total Acres in the DIF District                                            | 142.07                                                                                                                  |
| Term of the DIF Program                                                    | 30 Years                                                                                                                |
| Tax Increment to be Captured                                               | 75%                                                                                                                     |
| DIF District Administrator                                                 | City of Gardner DIF Advisory Committee                                                                                  |

## Part I: The Downtown Development District and Invested Revenue District

### Description of the Development District and Invested Revenue District

The DIF Statute provides for the establishment of two districts:

*A Development District* that includes the parcels on or around which development projects, public or private, will be undertaken. A Development District is established in advance of or at the same time as the Development Program.

*An Invested Revenue District (IRD)* that includes the parcels from which a Tax Increment will be calculated and incremental revenues (DIF Revenues) will be collected when New Growth occurs. The Downtown IRD is coterminous with the DIF District, sharing all boundaries and parcels.

The Downtown Development District and the Downtown Invested Revenue District (the DIF District) will encompass the parcels as summarized in "Parcel Information," below, and attached as Appendix C. A map is also included in Appendix C.

### Statement of Findings

The City finds that the designation of the Downtown Development District and Development Program will further the public purpose of encouraging increased residential, industrial and commercial activity in the commonwealth.<sup>16</sup>

### Base Date for Assessment of Parcels

#### *Base Date for Assessment of Parcels*

The Base Date for the Downtown Development DIF District is **January 1, 2023**. The Original Assessed Value of the DIF District is the assessed value as of this Base Date.

The City of Gardner is a "653 community." Therefore, while January 1 is and will always be the assessment date for all parcels in the community and the DIF District, New Growth occurring between each January 2 and June 30 will be added to the assessed value as of January 1 of that year.

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<sup>16</sup> M.G.L. 40Q §2 (a).

## Parcel Information

The table below summarizes the parcels that will be included in the DIF District and IRD, by current use type. Appendix C includes more detailed information and a map.

**Table 1: Downtown DIF District Parcels by Use Type**

| Use Type               | Parcels in DIF District | Acres in DIF District | Share of Acreage in DIF District |
|------------------------|-------------------------|-----------------------|----------------------------------|
| Commercial             | 153                     | 46.66                 | 33%                              |
| Commercial/Residential | 1                       | 0.65                  | 0.5%                             |
| Industrial             | 15                      | 46.58                 | 33%                              |
| Residential            | 66                      | 15.84                 | 11%                              |
| Rural Residential      | 1                       | 1.25                  | 1%                               |
| Tax Exempt, Any Use    | 31                      | 31.09                 | 22%                              |
| <b>Total</b>           | <b>267</b>              | <b>142.07</b>         | <b>100%</b>                      |

## The Downtown Development District and Other Special Districts

The establishment of the DIF District does not impose a special assessment or other increased tax on any parcel. The same property tax rates that are applied to parcels outside of the DIF District are applied within the DIF District. Parcels that are in the DIF District are noted in the table included in Appendix C.

The establishment of the DIF District does not prevent the collection and distribution of fees, special assessments, or other monies from parcels in any other special districts. Owners of property in the DIF District will continue to be responsible for all obligations, actions, and payments associated with other special districts.

The DIF Statute establishes that the aggregate area of all development districts within a city or town may not exceed 25% of the total area of that city or town. As shown in the table below, the total acreage in the Downtown DIF District and the Mill Street DIF district is below the state maximum.

**Table 2: DIF District Share of Total Acres in Municipality**

|                                         |          |
|-----------------------------------------|----------|
| City of Gardner, Total Acres            | 14,144.5 |
| Downtown DIF District, Total Acres      | 142.07   |
| Mill Street DIF District, Total Acres   | 56.88    |
| Total DIF Districts Share of City Total | 1.41%    |

**Source:** City of Gardner

The Assessor's Certification from which information in the table was drawn is included in Appendix D.

## Part II: The Downtown Development Program and the Downtown Invested Revenue District Development Program

This section of the document includes all information required by the DIF Statute for both the Development Program and the Invested Revenue District Development Program. Explanatory information about statutory requirements for managing DIF Revenues is also included.

### Statement of Means and Objectives

The City of Gardner establishes this DIF District and Development Program to create the vehicle through which tax revenues from private investment can be used to make public investments that will facilitate growth and benefit the community.

The creation of the Development Program will promote the municipality's goals and objectives by:

1. Establishing a DIF Advisory Committee to administer the DIF District and Invested Revenue District (IRD) and the Development Program and Invested Revenue District Development Program (IRDDP);
2. Capturing future tax revenue from a portion of the Tax Increment generated by New Growth in the Invested Revenue District (IRD) to create an anticipated revenue stream (the DIF Revenues) dedicated to fund these projects;
3. Providing funding for the improvements to the DIF District that will encourage new business and commercial activity by making the DIF District a more attractive place to live, work, and engage in leisure activities. This activity will generate new private investment and additional (incremental) tax revenues, which may be designated as DIF Revenues as described in this Development Program, and which will fund such improvements in whole or in part;
4. Communicating to residents and businesses in the community, the region, and beyond, that the City of Gardner is encouraging and supporting the development of the DIF District.

### Duration of the Development Program

The term of the Downtown Development Program will be thirty (30) years from project stabilization. Project stabilization will be the date of DIF Adoption (\_\_\_\_\_, 2023) and the Development Program will be in effect for 30 years.

### Projects to be Implemented

The City of Gardner has established the following goals of the revenue investment:

- Demolition and reconstruction of the Greenwood Memorial Pool
- Construction of City Plaza and public parking
- Extension of the North Central Pathway recreational bike trails
- Reopen visitors' center
- Construction of ADA accessible tables and seating at Maki Park
- Creation of Park Street park



Final costs and funding sources are estimates intended for planning purposes. Final costs are expected to be different from these estimates. Inclusion of these estimates does not represent an appropriation or legal commitment to spend these amounts on these projects and, as noted in the *Introduction*, does not authorize either expenditures or debt.

Table 3, below, lists these projects and the estimated costs.

**Table 3: Downtown District Public Projects**

| <b>Project Name</b>             | <b>Anticipated Costs</b> |
|---------------------------------|--------------------------|
| Greenwood Memorial Pool         | \$7,700,000              |
| City Plaza and Parking Lot      | \$6,000,000              |
| North Central Pathway Extension | \$6,000,000              |
| Visitors' Center                | \$500,000                |
| Maki Park                       | \$425,000                |
| Park Street Park                | \$338,000                |
| <b>Total</b>                    | <b>\$20,963,000</b>      |

**Source:** City of Gardner

### ***Plans for Relocation of Displaced Persons***

The Downtown Development Program will not eliminate any residential units or displace any residents.

### ***Plans for Housing***

The Downtown Development Program does not propose to use DIF Revenues or other public funds to add to or renovate any housing structures.

### ***Proposed Regulations and Facilities to Improve Transportation***

The Gardner Downtown District Development Program does not propose to use DIF Revenues or other public funds for regulations and facilities to improve transportation.

## **Operation and Management of the DIF District and Development Program**

The City of Gardner will use the DIF Advisory Committee (DAC), which will be responsible for the ongoing operation and management of the DIF District and Development Program, for the term of the Development Program, including periodic reporting to municipal and elected leaders.

The DAC, as of the adoption of this DIF District and Development Program, consists of the Economic Development Coordinator, Director of Community Development and Planning, Gardner Assessor, Representative from the Department of Public Works, and the Gardner Treasurer or Auditor.

The responsibilities of the DAC for ongoing operation and management may include, but are not limited to, activities such as administering or overseeing capital projects, administering or overseeing other economic development projects and any public/private partnerships, and ensuring that the annual Tax Increment and resulting DIF Revenues are correctly calculated and deposited into the funds and accounts established by the Development Program and IRDDP. The DAC will also ensure that all payment procedures conform to City policies.

## Financial Plan

This Financial Plan includes information required for both the Development Program and the IRDDP. This Financial Plan sets forth the expectations as of the time of the establishment of the DIF District and Development Program.

The Development Program includes the costs of the public projects as described in Table 3.

To support these projects, the City of Gardner will calculate and collect revenues from the Tax Increment and retain a percentage that will be deposited to the Development Program Fund as DIF Revenues.

## Capital Plan

### *Additional Sources of Capital*

It is anticipated that other sources of capital will be used, and the City of Gardner is actively seeking grants and other capital. Other sources of funds may include grants.

### *Cost Estimates for the Development Program and Sources of Anticipated Capital*

**Table 4. Cost Estimates and Anticipated Sources of Capital**

| <b>Line Item</b>                | <b>Project Cost Estimate</b> | <b>Grant or Other Source</b> | <b>DIF Revenues "Pay as You Go"</b> |
|---------------------------------|------------------------------|------------------------------|-------------------------------------|
| Greenwood Memorial Pool         | \$7,700,000                  | X                            | X                                   |
| City Plaza and Parking Lot      | \$6,000,000                  | X                            | X                                   |
| North Central Pathway Extension | \$6,000,000                  | X                            | X                                   |
| Visitors' Center                | \$500,000                    | X                            | X                                   |
| Maki Park                       | \$425,000                    | X                            | X                                   |
| Park Street Park                | \$338,000                    | X                            | X                                   |

### Statement of the Retention of Tax Increment as DIF Revenues

The share of Tax Increment revenues to be designated as DIF Revenues and deposited to the Development Program Fund each year are set forth in the table below, "Tax Increment Retained as DIF Revenues."

**Table 5: Tax Increment Retained as DIF Revenues**

| <b>Year of DIF Term</b> | <b>Fiscal Year Ending</b> | <b>Share</b> |
|-------------------------|---------------------------|--------------|
| 1                       | 6/30/2024                 | 75%          |
| 2                       | 6/30/2025                 | 75%          |
| 3                       | 6/30/2026                 | 75%          |
| 4                       | 6/30/2027                 | 75%          |
| 5                       | 6/30/2028                 | 75%          |
| 6                       | 6/30/2029                 | 75%          |
| 7                       | 6/30/2030                 | 75%          |
| 8                       | 6/30/2031                 | 75%          |
| 9                       | 6/30/2032                 | 75%          |
| 10                      | 6/30/2033                 | 75%          |
| 11                      | 6/30/2034                 | 75%          |
| 12                      | 6/30/2035                 | 75%          |
| 13                      | 6/30/2036                 | 75%          |
| 14                      | 6/30/2037                 | 75%          |
| 15                      | 6/30/2038                 | 75%          |
| 16                      | 6/30/2039                 | 75%          |
| 17                      | 6/30/2040                 | 75%          |
| 18                      | 6/30/2041                 | 75%          |
| 19                      | 6/30/2042                 | 75%          |
| 20                      | 6/30/2043                 | 75%          |
| 21                      | 6/30/2044                 | 75%          |
| 22                      | 6/30/2045                 | 75%          |
| 23                      | 6/30/2046                 | 75%          |
| 24                      | 6/30/2047                 | 75%          |
| 25                      | 6/30/2048                 | 75%          |
| 26                      | 6/30/2049                 | 75%          |
| 27                      | 6/30/2050                 | 75%          |
| 28                      | 6/30/2051                 | 75%          |
| 29                      | 6/30/2052                 | 75%          |
| 30                      | 6/30/2053                 | 75%          |
| 31                      | 6/30/2054                 | 75%          |

Each year the Assessor will certify the amount of the Tax Increment to the City of Gardner. The DAC will calculate the amount of the DIF Revenues and oversee the deposit of the DIF Revenues to the Development Program Fund, as described below in “Tax Increment and DIF Revenue Flow of Funds.”

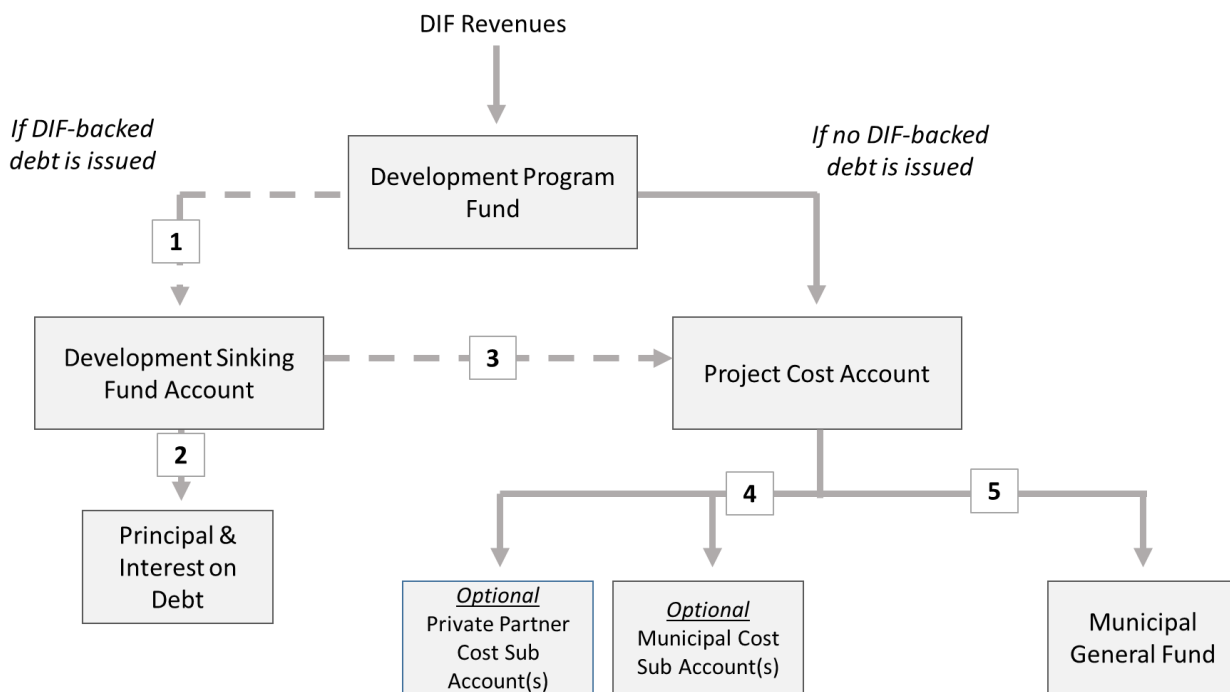
If the DAC estimates that DIF Revenues and other anticipated revenues will be insufficient, or if it determines that DIF Revenues are and will continue to be in excess of what is needed to fund the Development Program for its term, it will notify the municipality and, as needed, make a recommendation. The amount of DIF Revenues to be captured may be amended through the municipality’s regular legislative processes by amending the Invested Revenue Development Program.

### Tax Increment and DIF Revenue Flow of Funds

The Financial Plan establishes a Development Program Fund, a Development Sinking Fund Account, and a Project Cost Account, as required by the DIF Statute. The priority of the deposit of DIF Revenues into the accounts is established by the DIF Statute and is shown in the graphic below.

Each fiscal year the Tax Increment will be calculated and, using the percentages, dollar value, or formula governing such increment to be captured for that year, as described in the Statement of the Retention of Tax Increment as DIF Revenues, the amount of DIF Revenues will be determined.

On an annual basis, the DIF Revenues shall be transferred from the General Fund to the Development Program Fund after collection. DIF Revenues shall be transferred to the Development Sinking Fund Account in an amount sufficient to meet the needs of that account for as long as debt using DIF Revenues is outstanding. DIF Revenues not needed for the Development Sinking Fund Account may be transferred to the Project Cost Account and used to pay direct project costs. With the exception of the annual transfer of DIF Revenues collected, all transfers to and from the Development Program Fund, the Development Sinking Fund Account, and the Project Cost Account will require a vote of the Honorable Municipal Council. The Honorable Municipal Council may vote to return to the General Fund any DIF Revenues in excess of the amount expected to be required to satisfy the obligations of the Development Program Fund and accounts.



*Funds and Accounts Required by the DIF Statute*

Development Program Fund

The Development Fund will include (1) a Project Cost Account that is pledged to and charged with the payment of project costs that are outlined in the Financial Plan; and (2) in instances of indebtedness issued by the municipality to finance or refinance Project Costs, and to which DIF Revenues have been pledged as a source of repayment, a Development Sinking Fund Account.

DIF Revenues shall be deposited first to the Development Program Fund and then to the:

Development Sinking Fund Account

For as long as any municipal indebtedness to which DIF Revenues are pledged is outstanding, to the Development Sinking Fund Account in amounts sufficient to make payments in the amount of the pledge, on any such debt issued by the municipality to finance or refinance Project Costs, including the following: (ii) payment of the costs of providing or reimbursing any provider of any guarantee, letter of credit, policy of bond insurance or other credit enhancement device used to secure payment of debt service on any such indebtedness; and (iii) funding any required reserve fund, and otherwise to the:

Project Cost Account

The Project Cost Account that is pledged to and charged with the payment of project costs as outlined in the Financial Plan.

*Optional Accounts to Facilitate Management and Payment*

The municipality may from time to time establish subaccounts within the Project Cost Account which may consist of (1) one or more Private Partner Cost Sub Accounts (the "Private Partner Cost Sub Accounts") pledged to and charged with payment of the costs of payments or reimbursement consistent with each approved public/private partnership agreement, if any, and (2) one or more Municipal Cost Sub Accounts (the "Municipal Cost Sub Accounts") pledged to and charged with the payment of the municipality's project costs. DIF Revenues transferred to the Project Cost Account will be transferred first to the Private Partner Cost Sub Accounts, if any, and then to the Municipal Cost Sub Accounts.

*Private Partner Cost Sub Accounts*

Should the municipality enter into any public/private partnership agreements in which DIF Revenues are made available through a contractual agreement with a private entity, in which that private entity undertakes the implementation of a project in this Development Program, a Private Partner Cost Sub Account will be established by that agreement. Amounts to be paid to the private entity under the agreement will be transferred into the Private Partner Cost Sub Account and payments to the private entity will be made from the Private Partner Cost Sub Account established by that agreement. The municipality's obligation to make a periodic payment under any agreement will only arise to the extent the municipality receives incremental real property tax revenue (the DIF Revenues) from properties in the Invested Revenue District. In any agreement, the municipality shall not obligate itself to make payments without receiving DIF Revenues. Furthermore, according to the terms of any such contracts, the municipality is not obligated to make payments if the private partner does not fulfill its obligations under the contract.

### *Municipal Cost Sub Accounts*

Transfers to any Municipal Cost Sub Accounts will be made after the municipality makes contractual payments pursuant to any public/private partnership agreements. Expenditures for public facilities, improvements, and programs (i.e., any expenditures of DIF Revenues for purposes other than public/private partnership agreements) will be made by payments from the Municipal Cost Sub Accounts.

### *General Fund*

The municipality may return to the General Fund DIF Revenues in excess of the amount estimated to be required to satisfy the obligations of the Development Sinking Fund Account.

The municipality may make transfers between Development Program Fund accounts, provided that the transfers do not result in a balance in the Development Sinking Fund Account that is insufficient to cover the annual obligations of that account.

### Impact on Taxing Jurisdictions

The establishment of the DIF District and IRD, and the implementation of the Development Program and the IRDDP, will not have an impact on the taxing jurisdictions within the DIF District and the IRD.

### Estimates of Tax Revenues

These are estimates. Changes in tax rates, in uses of the properties including whether the properties are tax exempt, and in assessed values are also estimates. Actual tax revenues will be different.

#### *Assumptions used in these estimates:*

Parcel values are as of 1/1/23 for estimation purposes. Final Original Assessed Values will be as of the Base Date, 1/1/23.

1. Tax rate for all taxable property is 16.13 per \$1,000 of assessed value.
2. Conservatively, tax rate remains constant.
3. New private investment generates New Growth of \$27.5 million over 30 years under a low-growth scenario to \$40.9 million under a high-growth scenario. These are estimates that cover 11 known projects as well as general projections of potential investment.
4. No interest or other earnings are assumed on balances in the Development Program accounts.

The table below presents estimated DIF Revenues.

Table 6: Downtown DIF District Expenses and Estimated Tax Revenues

| FY<br>Ending  | FY Expense          | New Growth<br>Revenue to<br>DIF | Low-Growth Scenario |                       |                    | High-Growth Scenario |                       |                    |
|---------------|---------------------|---------------------------------|---------------------|-----------------------|--------------------|----------------------|-----------------------|--------------------|
|               |                     |                                 | DIF<br>Revenues     | Gap/Excess            | To General<br>Fund | DIF<br>Revenues      | Gap/Excess            | To General<br>Fund |
| 6/30/2024     | \$0                 | 75%                             | \$0                 | \$0                   | \$0                | \$0                  | \$0                   | \$0                |
| 6/30/2025     | \$2,019,623         | 75%                             | \$35,642            | (\$1,983,982)         | \$11,881           | \$35,642             | (\$1,983,982)         | \$11,881           |
| 6/30/2026     | \$2,019,623         | 75%                             | \$57,771            | (\$1,961,852)         | \$19,257           | \$57,771             | (\$1,961,852)         | \$19,257           |
| 6/30/2027     | \$2,019,623         | 75%                             | \$152,580           | (\$1,867,043)         | \$50,860           | \$152,580            | (\$1,867,043)         | \$50,860           |
| 6/30/2028     | \$2,019,623         | 75%                             | \$186,014           | (\$1,833,609)         | \$62,005           | \$186,014            | (\$1,833,609)         | \$62,005           |
| 6/30/2029     | \$2,019,623         | 75%                             | \$258,599           | (\$1,761,024)         | \$86,200           | \$258,599            | (\$1,761,024)         | \$86,200           |
| 6/30/2030     | \$2,019,623         | 75%                             | \$259,522           | (\$1,760,102)         | \$86,507           | \$276,780            | (\$1,742,844)         | \$92,260           |
| 6/30/2031     | \$2,019,623         | 75%                             | \$260,444           | (\$1,759,179)         | \$86,815           | \$294,960            | (\$1,724,663)         | \$98,320           |
| 6/30/2032     | \$2,019,623         | 75%                             | \$261,366           | (\$1,758,257)         | \$87,122           | \$313,141            | (\$1,706,482)         | \$104,380          |
| 6/30/2033     | \$2,019,623         | 75%                             | \$262,289           | (\$1,757,335)         | \$87,430           | \$331,322            | (\$1,688,302)         | \$110,441          |
| 6/30/2034     | \$2,019,623         | 75%                             | \$263,211           | (\$1,756,412)         | \$87,737           | \$349,502            | (\$1,670,121)         | \$116,501          |
| 6/30/2035     | \$2,019,623         | 75%                             | \$277,016           | (\$1,742,607)         | \$92,339           | \$378,452            | (\$1,641,172)         | \$126,151          |
| 6/30/2036     | \$2,019,623         | 75%                             | \$290,821           | (\$1,728,803)         | \$96,940           | \$407,401            | (\$1,612,222)         | \$135,800          |
| 6/30/2037     | \$2,019,623         | 75%                             | \$304,625           | (\$1,714,998)         | \$101,542          | \$436,351            | (\$1,583,272)         | \$145,450          |
| 6/30/2038     | \$2,019,623         | 75%                             | \$318,430           | (\$1,701,194)         | \$106,143          | \$465,301            | (\$1,554,323)         | \$155,100          |
| 6/30/2039     | \$2,019,623         | 75%                             | \$332,234           | (\$1,687,389)         | \$110,745          | \$494,250            | (\$1,525,373)         | \$164,750          |
| 6/30/2040     | \$0                 | 75%                             | \$332,234           | \$332,234             | \$110,745          | \$494,250            | \$494,250             | \$164,750          |
| 6/30/2041     | \$0                 | 75%                             | \$332,234           | \$332,234             | \$110,745          | \$494,250            | \$494,250             | \$164,750          |
| 6/30/2042     | \$0                 | 75%                             | \$332,234           | \$332,234             | \$110,745          | \$494,250            | \$494,250             | \$164,750          |
| 6/30/2043     | \$0                 | 75%                             | \$332,234           | \$332,234             | \$110,745          | \$494,250            | \$494,250             | \$164,750          |
| 6/30/2044     | \$0                 | 75%                             | \$332,234           | \$332,234             | \$110,745          | \$494,250            | \$494,250             | \$164,750          |
| 6/30/2045     | \$0                 | 75%                             | \$332,234           | \$332,234             | \$110,745          | \$494,250            | \$494,250             | \$164,750          |
| 6/30/2046     | \$0                 | 75%                             | \$332,234           | \$332,234             | \$110,745          | \$494,250            | \$494,250             | \$164,750          |
| 6/30/2047     | \$0                 | 75%                             | \$332,234           | \$332,234             | \$110,745          | \$494,250            | \$494,250             | \$164,750          |
| 6/30/2048     | \$0                 | 75%                             | \$332,234           | \$332,234             | \$110,745          | \$494,250            | \$494,250             | \$164,750          |
| 6/30/2049     | \$0                 | 75%                             | \$332,234           | \$332,234             | \$110,745          | \$494,250            | \$494,250             | \$164,750          |
| 6/30/2050     | \$0                 | 75%                             | \$332,234           | \$332,234             | \$110,745          | \$494,250            | \$494,250             | \$164,750          |
| 6/30/2051     | \$0                 | 75%                             | \$332,234           | \$332,234             | \$110,745          | \$494,250            | \$494,250             | \$164,750          |
| 6/30/2052     | \$0                 | 75%                             | \$332,234           | \$332,234             | \$110,745          | \$494,250            | \$494,250             | \$164,750          |
| 6/30/2053     | \$0                 | 75%                             | \$332,234           | \$332,234             | \$110,745          | \$494,250            | \$494,250             | \$164,750          |
| 6/30/2054     | \$0                 | 75%                             | \$332,234           | \$332,234             | \$110,745          | \$494,250            | \$494,250             | \$164,750          |
| <b>Totals</b> | <b>\$30,294,351</b> |                                 | <b>\$8,504,080</b>  | <b>(\$21,790,270)</b> | <b>\$2,834,693</b> | <b>\$11,851,823</b>  | <b>(\$18,442,527)</b> | <b>\$3,950,608</b> |



## Appendix A: Activities Authorized within a DIF District

According to the DIF Statute, a municipality may “acquire, construct, reconstruct, improve, preserve, alter, extend, operate, maintain or promote development intended to meet the objectives of the development program. In addition to the powers granted by any other law, for the purpose of carrying on a project as authorized by this chapter, a city or town may:”<sup>17</sup>

“(1) incur indebtedness as hereinafter provided and pledge tax increments and other project revenues for repayment thereof;

(2) create a department, designate an existing department, board officer, agency, municipal housing or redevelopment authority of the city or town or enter into a contractual agreement with a private entity to administer the activities authorized by this chapter;

(3) make and enter into all contracts and agreements necessary in order to carry out the development program;

(4) receive from the federal government or the commonwealth loans or grants for, or in aid of, a project and receive contributions from any other source to defray project costs;

(5) purchase or acquire by eminent domain pursuant to chapter 79 or chapter 80A, insofar as those laws may be applicable, and pursuant to all preliminary requirements prescribed by law, such property or interests therein within a district as the city or town may deem necessary in order to carry out the development program; provided, however, that any taking of property by eminent domain for any purpose for which the taking by the city or town could not be made in the absence of this chapter shall be authorized by a two-thirds vote as defined in section 1 of chapter 44;

(6) make relocation payments to persons, businesses or organizations that may be displaced as a result of carrying out the development program;

(7) clear and improve property acquired by it pursuant to the development program and construct public facilities thereon, or contract for the construction, development, redevelopment, rehabilitation, remodeling, alteration or repair of such property;

(8) cause parks, playgrounds or schools, water or sewer drainage facilities or any other public improvements that it is otherwise authorized to undertake, to be laid out, constructed or furnished in connection with the development program;

(9) lay out, construct, alter, relocate, change the grade of, make specific repairs upon or discontinue public ways and sidewalks in or adjacent to the development district;

(10) cause private ways, sidewalks, ways for vehicular travel and similar improvements to be constructed within the development district for the particular use of the development district or those dwelling or working therein;

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<sup>17</sup> Mass. Gen. Laws Ch. 40Q §2 (c)

(11) adopt ordinances or by-laws under section 5 of chapter 40A, or repeal or modify the ordinances or by-laws or establish exceptions to existing ordinances and by-laws, regulating the design, construction and use of buildings;

(12) sell, mortgage, lease as lessor, transfer or dispose of any property or interest therein acquired by it pursuant to the project plan for development, redevelopment or rehabilitation in accordance with the development program;

(13) invest project revenue as hereinafter provided; and

(14) do all things reasonably necessary or convenient to carry out the powers granted in this chapter."<sup>18</sup>

The municipality will engage in some or all of these activities to further its goals for the DIF District. These are described in the Development Program.

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<sup>18</sup> Ibid

## Appendix B: Legislative Action

Items in this Appendix:

1. Form of the Notice of Public Hearing
2. Form of the Ordinance
3. Certification of Vote Executed

### **1. Form of the notice of public hearing:**

**2. Form of the legislative action taken by the City of Gardner:**

**3. Certificate of Vote Executed**



# Appendix C: Map of the Gardner Downtown Development District and Parcel List

## Gardner Downtown Development District



## List of Parcels in the DIF District

All parcels are within both the DIF District and the IRD, which are coterminous. The Downtown District comprises 267 parcels. A complete list is included as Attachment 1. Summary information is presented below. Values shown are as of January 1, 2023, the last date for which values are available.

**Table C1: Downtown DIF District and IRD Parcel Summary**

| Use Category           | # of       |               | Total                | Taxable              |
|------------------------|------------|---------------|----------------------|----------------------|
|                        | Parcels    | Acres         | Assessed Value       | Assessed Value       |
| Commercial             | 153        | 46.66         | \$68,067,400         | \$68,067,400         |
| Commercial/Residential | 1          | 0.65          | \$629,700            | \$629,700            |
| Industrial             | 15         | 46.58         | \$24,269,700         | \$24,269,700         |
| Residential            | 66         | 15.84         | \$18,946,700         | \$18,946,700         |
| Rural Residential      | 1          | 1.25          | \$45,900             | \$45,900             |
| Tax Exempt, Any Use    | 31         | 31.09         | \$17,122,700         |                      |
| <b>Totals</b>          | <b>267</b> | <b>142.07</b> | <b>\$129,082,100</b> | <b>\$111,959,400</b> |



## Appendix D: Assessor's Certifications

### City of Fitchburg Assessor's Certification of Acreage

#### Gardner Downtown District Development District and Invested Revenue District

Under the requirements of M.G.L. Chapter 40Q, §2, Development districts (a) the municipality must certify that all Development Districts, both existing and proposed, do not exceed 25% of the total area of the municipality.

I certify that the existing and proposed districts (DIF) do not exceed 25% of the City's total area.

#### Downtown DIF District Share of Total Acres in Municipality

|                                         |          |
|-----------------------------------------|----------|
| City of Gardner, Total Acres            | 14,144.5 |
| Downtown DIF District, Total Acres      | 142.07   |
| Mill Street DIF District, Total Acres   | 56.88    |
| Total DIF Districts Share of City Total | 1.41%    |

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NAME  
Chief City Assessor

Date

City of Gardner, MA  
City Hall  
95 Pleasant Street  
Gardner, MA 01440

**City of Gardner**  
**DRAFT Assessor's Certification Original Assessed Value**

**Gardner Downtown Development District and Invested Revenue District**

Under the requirements of M.G.L. Chapter 40Q, §1, the assessor must certify the Original Assessed Value of an Invested Revenue District (IRD) as of the Base Date. The Base Date for the Gardner Downtown Development District and Invested Revenue Development District is January 1, 2022, which is the last assessment date prior to the adoption of the IRD, which is \_\_\_\_\_, 2023.

For the purposes of the estimates in this document, values as of January 1, 2023, have been used, as follows:

**Downtown DIF District and IRD Parcel Summary**

| Use Category           | # of<br>Parcels | Total<br>Acres | Total<br>Assessed Value | Taxable<br>Assessed Value |
|------------------------|-----------------|----------------|-------------------------|---------------------------|
| Commercial             | 153             | 46.66          | \$68,067,400            | \$68,067,400              |
| Commercial/Residential | 1               | 0.65           | \$629,700               | \$629,700                 |
| Industrial             | 15              | 46.58          | \$24,269,700            | \$24,269,700              |
| Residential            | 66              | 15.84          | \$18,946,700            | \$18,946,700              |
| Rural Residential      | 1               | 1.25           | \$45,900                | \$45,900                  |
| Tax Exempt, Any Use    | 31              | 31.09          | \$17,122,700            |                           |
| <b>Total</b>           | <b>267</b>      | <b>142.07</b>  | <b>\$129,082,100</b>    | <b>\$111,959,400</b>      |

NAME \_\_\_\_\_ Date \_\_\_\_\_  
 Chief City Assessor \_\_\_\_\_

City of Gardner, MA  
 City Hall  
 95 Pleasant Street  
 Gardner, MA 01440

## Attachment 1: Complete Parcel List

Values are as of January 1, 2023, the last date for which values are available.

### Downtown Development District Complete Parcel List

| Lot        | Location        | Land Use   | Land Acres | Total Assessed Parcel Value |
|------------|-----------------|------------|------------|-----------------------------|
| M22-10-12  | 6 City Hall Ave | Commercial | 0.45       | \$634,800                   |
| M22-10-13  | 70 Pleasant St  | Commercial | 0.04       | \$45,400                    |
| M22-10-14  | 80 Pleasant St  | Commercial | 0.17       | \$76,000                    |
| M22-10-15  | 94 Pleasant St  | Commercial | 0.09       | \$284,800                   |
| M22-10-16  | 104 Pleasant St | Commercial | 0.10       | \$206,500                   |
| M22-10-17  | 110 Pleasant St | Commercial | 0.08       | \$269,500                   |
| M22-10-18  | 116 Pleasant St | Commercial | 0.18       | \$284,600                   |
| M22-10-19  | 126 Pleasant St | Commercial | 0.27       | \$341,100                   |
| M22-10-20  | 138 Pleasant St | Commercial | 0.04       | \$5,400                     |
| M22-10-21  | 142 Pleasant St | Commercial | 0.06       | \$146,100                   |
| M22-10-22  | 148 Pleasant St | Commercial | 0.11       | \$310,100                   |
| M22-10-24  | 151 Main St     | Commercial | 0.18       | \$94,100                    |
| M22-10-26  | 139-141 Main St | Commercial | 0.12       | \$797,800                   |
| M22-10-27  | 123 Main St     | Commercial | 0.21       | \$298,100                   |
| M22-10-28  | 109 Main St     | Commercial | 0.18       | \$152,100                   |
| M22-10-29  | 99 Main St      | Commercial | 0.20       | \$384,300                   |
| M22-10-30  | Main St         | Commercial | 0.05       | \$79,200                    |
| M22-10-31  | 74 Main St      | Commercial | 0.03       | \$191,000                   |
| M22-10-32  | 82-84 Main St   | Commercial | 0.22       | \$214,100                   |
| M22-10-32A | 78 Main St      | Commercial | 0.03       | \$154,800                   |
| M22-10-33  | 88-98 Main St   | Commercial | 0.16       | \$419,000                   |
| M22-10-34  | Main St         | Commercial | 0.01       | \$800                       |
| M22-10-35  | 102 Main St     | Commercial | 0.06       | \$130,600                   |
| M22-10-36  | 108 Main St     | Commercial | 0.23       | \$165,000                   |
| M22-10-37  | 110-114 Main St | Commercial | 0.21       | \$253,200                   |
| M22-10-38  | 122 Main St     | Commercial | 0.01       | \$57,800                    |
| M22-10-48  | 66-72 Main St   | Commercial | 0.12       | \$588,100                   |
| M22-15-44  | 174 Pleasant St | Commercial | 0.19       | \$275,500                   |
| M22-15-45  | 186 Pleasant St | Commercial | 0.29       | \$252,900                   |
| M22-15-46  | 194 Pleasant St | Commercial | 0.14       | \$204,600                   |
| M22-15-47  | Willow St       | Commercial | 0.23       | \$49,200                    |
| M22-15-48  | Willow St       | Commercial | 0.06       | \$43,100                    |
| M22-15-49  | 205-213 Main St | Commercial | 0.15       | \$268,100                   |
| M22-15-50  | 199 Main St     | Commercial | 0.15       | \$305,700                   |
| M22-15-51  | 191 Main St     | Commercial | 0.16       | \$322,500                   |
| M22-15-52  | 183 Main St     | Commercial | 0.15       | \$253,900                   |
| M22-15-54  | 167 Main St     | Commercial | 0.74       | \$452,000                   |
| M22-15-57  | 200 Main St     | Commercial | 2.57       | \$7,833,100                 |
| M22-15-68  | 249 Main St     | Commercial | 0.18       | \$207,100                   |
| M22-15-69  | 243 Main St     | Commercial | 0.43       | \$227,600                   |
| M22-15-70  | 221 Main St     | Commercial | 0.92       | \$427,100                   |

**Downtown Development District Complete Parcel List, continued**

| <b>Lot</b> | <b>Location</b>      | <b>Land Use</b> | <b>Land Acres</b> | <b>Total Assessed Parcel Value</b> |
|------------|----------------------|-----------------|-------------------|------------------------------------|
| M22-15-72  | 15 Willow St         | Commercial      | 0.12              | \$128,900                          |
| M22-15-73  | Willow St            | Commercial      | 0.11              | \$58,200                           |
| M22-15-74  | 7 Willow St          | Commercial      | 0.22              | \$460,500                          |
| M22-15-76  | 228 Pleasant St      | Residential     | 0.11              | \$237,600                          |
| M22-15-77  | 242 Pleasant St      | Residential     | 0.19              | \$198,600                          |
| M22-15-78  | 254 Pleasant St      | Residential     | 0.13              | \$262,300                          |
| M22-15-79  | 266-268 Pleasant St  | Residential     | 0.10              | \$397,200                          |
| M22-15-80  | Pleasant St          | Residential     | 0.44              | \$5,400                            |
| M22-15-81  | 266 Pleasant St Rear | Commercial      | 0.08              | \$182,400                          |
| M22-15-82  | 274 Pleasant St      | Residential     | 0.24              | \$243,900                          |
| M22-15-83  | Pleasant St          | Commercial      | 0.10              | \$44,600                           |
| M22-20-39  | 287 Main St          | Commercial      | 0.21              | \$234,300                          |
| M22-20-42  | 284-286 Pleasant St  | Residential     | 0.15              | \$296,600                          |
| M22-20-43  | 294 Pleasant St      | Residential     | 0.17              | \$538,300                          |
| M22-20-44  | Pleasant St          | Residential     | 0.55              | \$76,800                           |
| M22-20-45  | 320-326 Pleasant St  | Residential     | 0.34              | \$758,300                          |
| M22-20-47  | 25 Wright St         | Residential     | 0.13              | \$352,700                          |
| M22-20-48  | 19 Wright St         | Residential     | 0.18              | \$120,000                          |
| M22-20-49  | 15 Wright St         | Residential     | 0.11              | \$241,500                          |
| M22-20-50  | 11 Wright St         | Residential     | 0.13              | \$196,100                          |
| M22-20-51  | 5 Wright St          | Residential     | 0.07              | \$122,300                          |
| M22-20-52  | 19 Emerald St        | Residential     | 0.01              | \$220,200                          |
| M22-20-53  | Emerald St           | Residential     | 0.50              | \$61,300                           |
| M22-20-54  | 5 Emerald St         | Commercial      | 0.12              | \$218,000                          |
| M22-20-55  | 1 Emerald St         | Commercial      | 0.12              | \$185,200                          |
| M22-20-56  | 263-265 Main St      | Commercial      | 0.59              | \$318,600                          |
| M22-20-57  | 261 Main St          | Commercial      | 0.14              | \$209,200                          |
| M22-20-58  | 255 Main St          | Commercial      | 0.17              | \$262,400                          |
| M22-4-1    | 86-90 Parker St      | Commercial      | 0.27              | \$759,700                          |
| M22-4-10   | 26 Nichols St        | Commercial      | 0.14              | \$253,900                          |
| M22-4-11   | 32-34 Nichols St     | Commercial      | 0.19              | \$601,300                          |
| M22-4-12   | 46-52 Nichols St     | Commercial      | 0.17              | \$694,400                          |
| M22-4-12A  | Nichols St           | Commercial      | 0.18              | \$28,300                           |
| M22-4-13   | 56 Nichols St        | Commercial      | 0.14              | \$59,400                           |
| M22-4-14   | 77 City Hall Ave     | Commercial      | 0.07              | \$186,600                          |
| M22-4-15   | 79 City Hall Ave     | Commercial      | 0.08              | \$224,100                          |
| M22-4-16   | 73 City Hall Ave     | Commercial      | 0.04              | \$144,800                          |
| M22-4-1A   | Parker St            | Commercial      | 0.69              | \$131,600                          |
| M22-4-2    | Parker St            | Commercial      | 0.16              | \$47,000                           |
| M22-4-23   | 17 Nichols St        | Residential     | 0.13              | \$228,400                          |
| M22-4-24   | Parker St            | Commercial      | 0.31              | \$92,100                           |

**Downtown Development District Complete Parcel List, continued**

| <b>Lot</b> | <b>Location</b>    | <b>Land Use</b> | <b>Land Acres</b> | <b>Total Assessed Parcel Value</b> |
|------------|--------------------|-----------------|-------------------|------------------------------------|
| M22-4-3    | 104-108 Parker St  | Commercial      | 0.15              | \$332,200                          |
| M22-4-4    | 110-118 Parker St  | Commercial      | 0.21              | \$198,200                          |
| M22-4-45   | 71 City Hall Ave   | Commercial      | 0.24              | \$497,500                          |
| M22-4-5    | 120-124 Parker St  | Commercial      | 0.07              | \$199,400                          |
| M22-4-6    | 130 Parker St      | Commercial      | 0.07              | \$228,100                          |
| M22-4-7    | 8-12 Nichols St    | Commercial      | 0.08              | \$534,800                          |
| M22-4-70   | West St            | Commercial      | 0.95              | \$100,100                          |
| M22-4-8    | 16 Nichols St      | Commercial      | 0.14              | \$212,700                          |
| M22-4-9    | 24 Nichols St      | Commercial      | 0.11              | \$238,600                          |
| M22-5-10   | Graham St          | Commercial      | 0.04              | \$50,800                           |
| M22-5-11   | Parker St          | Commercial      | 0.04              | \$76,300                           |
| M22-5-13   | 52 Parker St       | Commercial      | 0.08              | \$162,000                          |
| M22-5-14   | 34 Connors St      | Commercial      | 0.11              | \$294,200                          |
| M22-5-15   | 31 City Hall Ave   | Commercial      | 0.28              | \$533,500                          |
| M22-5-16   | 19 City Hall Ave   | Commercial      | 0.40              | \$1,529,600                        |
| M22-5-17   | 33 Pleasant St     | Commercial      | 0.05              | \$173,400                          |
| M22-5-18   | 29-31 Pleasant St  | Commercial      | 0.13              | \$318,800                          |
| M22-5-19   | 25 Pleasant St     | Commercial      | 0.19              | \$398,000                          |
| M22-5-2    | 57 City Hall Ave   | Commercial      | 0.61              | \$703,500                          |
| M22-5-20   | 17 Pleasant St     | Commercial      | 0.12              | \$286,900                          |
| M22-5-21   | 7-13 Pleasant St   | Commercial      | 0.14              | \$320,600                          |
| M22-5-22   | 4-12 Parker St     | Commercial      | 0.14              | \$399,300                          |
| M22-5-23   | 14-24 Parker St    | Commercial      | 0.28              | \$518,300                          |
| M22-5-24   | 32 Parker St       | Commercial      | 0.39              | \$62,300                           |
| M22-5-25   | 42-50 Parker St    | Commercial      | 0.24              | \$339,900                          |
| M22-5-26   | 33-49 Parker St    | Commercial      | 0.72              | \$563,600                          |
| M22-5-27   | 29 Parker St       | Commercial      | 0.58              | \$1,438,800                        |
| M22-5-3    | 19 Connors St      | Commercial      | 0.12              | \$173,500                          |
| M22-5-30   | 309 Central St     | Commercial      | 0.09              | \$303,400                          |
| M22-5-31   | 307 Central St     | Commercial      | 0.04              | \$101,800                          |
| M22-5-32   | 297-301 Central St | Commercial      | 0.08              | \$362,000                          |
| M22-5-32A  | Vernon St          | Commercial      | 0.08              | \$33,200                           |
| M22-5-33   | 270-272 Central St | Commercial      | 0.05              | \$154,300                          |
| M22-5-34   | 280-302 Central St | Commercial      | 0.12              | \$313,500                          |
| M22-5-35   | 310-320 Central St | Commercial      | 0.24              | \$908,300                          |
| M22-5-36   | 13-17 W Lynde St   | Commercial      | 0.47              | \$92,100                           |
| M22-5-39   | W Lynde St         | Commercial      | 1.39              | \$805,900                          |
| M22-5-40   | 55 W Lynde St      | Commercial      | 1.69              | \$60,800                           |
| M22-5-41   | 4-8 Main St        | Commercial      | 0.10              | \$373,600                          |
| M22-5-42   | 14-34 Main St      | Commercial      | 0.39              | \$1,928,100                        |
| M22-5-44   | 25 Main St         | Commercial      | 0.12              | \$382,800                          |

**Downtown Development District Complete Parcel List, continued**

| <b>Lot</b> | <b>Location</b>    | <b>Land Use</b>   | <b>Land Acres</b> | <b>Total Assessed Parcel Value</b> |
|------------|--------------------|-------------------|-------------------|------------------------------------|
| M22-5-44A  | 58 Main St         | Commercial        | 1.82              | \$228,000                          |
| M22-5-44B  | 58 Main St         | Commercial        | 0.23              | \$134,200                          |
| M22-5-45   | 36-38 Main St      | Commercial        | 0.16              | \$584,400                          |
| M22-5-46   | 40-44 Main St      | Commercial        | 0.11              | \$478,500                          |
| M22-5-47   | 46-54 Main St      | Commercial        | 0.16              | \$471,600                          |
| M22-5-5    | 62 Parker St       | Commercial        | 0.36              | \$387,000                          |
| M22-5-6    | 74-78 Parker St    | Commercial        | 0.23              | \$456,700                          |
| M22-5-7    | 57-67 Parker St    | Commercial        | 0.25              | \$89,400                           |
| M22-5-8    | 20 Graham St       | Commercial        | 0.19              | \$341,400                          |
| M22-5-9    | Central St         | Commercial        | 0.06              | \$12,200                           |
| M27-20-45  | 53 Park St         | Residential       | 0.87              | \$11,300                           |
| M27-20-46  | 31-71 Lake St      | Commercial        | 3.48              | \$10,813,400                       |
| M27-20-50  | 69 Park St         | Residential       | 3.50              | \$301,800                          |
| M27-20-51  | Park St            | Rural Residential | 1.25              | \$45,900                           |
| M27-25-10  | 26 Lake St         | Commercial        | 0.18              | \$466,900                          |
| M27-25-2   | 3 Pine St          | Commercial        | 0.13              | \$151,300                          |
| M27-25-23  | 35-39 Graham St    | Residential       | 0.16              | \$338,000                          |
| M27-25-24  | 248 Central St     | Commercial        | 0.09              | \$124,200                          |
| M27-25-4   | 264 Central St     | Commercial        | 0.09              | \$650,600                          |
| M27-25-5   | 287 Central St     | Commercial        | 0.35              | \$235,300                          |
| M27-25-6   | Central St         | Commercial        | 0.13              | \$46,000                           |
| M27-25-8   | 271-277 Central St | Commercial        | 0.13              | \$782,700                          |
| M27-25-9   | 27-29 Graham St    | Residential       | 0.50              | \$2,234,800                        |
| R17-3-15   | 29 Union Sq        | Commercial        | 0.50              | \$382,300                          |
| R22-1-17   | 74 Sherman St      | Residential       | 0.45              | \$168,300                          |
| R22-12-11  | 45 Logan St        | Industrial        | 1.24              | \$222,700                          |
| R22-12-31  | 35 Logan St        | Industrial        | 0.29              | \$60,500                           |
| R22-12-41  | 124-126 Sherman St | Residential       | 0.11              | \$212,900                          |
| R22-12-42  | 132 Sherman St     | Residential       | 0.11              | \$223,700                          |
| R22-12-43  | 138 Sherman St     | Residential       | 0.11              | \$244,900                          |
| R22-12-44  | 146 Sherman St     | Residential       | 0.12              | \$327,000                          |
| R22-12-45  | 154-156 Sherman St | Residential       | 0.12              | \$249,800                          |
| R22-12-46  | 164 Sherman St     | Residential       | 0.12              | \$238,400                          |
| R22-12-47  | 172 Sherman St     | Residential       | 0.12              | \$217,800                          |
| R22-12-48  | 188 Sherman St     | Residential       | 0.13              | \$409,000                          |
| R22-1-3    | 91 Pine St         | Residential       | 0.08              | \$251,400                          |
| R22-13-32  | Chestnut St        | Industrial        | 1.18              | \$98,400                           |
| R22-13-34  | 291 Chestnut St    | Industrial        | 0.31              | \$357,700                          |
| R22-1-34   | 103 Pine St        | Residential       | 0.19              | \$226,000                          |
| R22-1-4    | 93 Pine St         | Residential       | 0.09              | \$248,400                          |
| R22-1-4A   | 50 Pine St         | Commercial        | 0.88              | \$4,578,100                        |

**Downtown Development District Complete Parcel List, continued**

| <b>Lot</b> | <b>Location</b>     | <b>Land Use</b>        | <b>Land Acres</b> | <b>Total Assessed Parcel Value</b> |
|------------|---------------------|------------------------|-------------------|------------------------------------|
| R22-1-5    | 87 Pine St          | Commercial             | 0.18              | \$174,100                          |
| R22-1-6    | 69 Pine St          | Commercial             | 0.04              | \$83,700                           |
| R22-16-55  | 412 Main St         | Commercial/Residential | 0.65              | \$629,700                          |
| R22-16-9   | 354 Main St         | Commercial             | 1.13              | \$2,399,000                        |
| R22-1-7    | 54 Lincoln St       | Residential            | 0.26              | \$299,800                          |
| R22-17-1   | 232 Sherman St      | Industrial             | 3.52              | \$2,413,000                        |
| R22-17-24  | 424 Main St         | Industrial             | 2.96              | \$805,900                          |
| R22-17-41  | 265 Sherman St      | Residential            | 0.50              | \$287,700                          |
| R22-17-49  | 93 Logan St         | Residential            | 0.31              | \$271,300                          |
| R22-1-8    | 46 Lincoln St       | Residential            | 0.25              | \$298,600                          |
| R22-18-17  | 412 Chestnut St     | Residential            | 0.24              | \$240,700                          |
| R22-18-18  | 440 Chestnut St     | Residential            | 0.54              | \$153,300                          |
| R22-18-19  | 446 Chestnut St     | Commercial             | 0.62              | \$277,400                          |
| R22-18-2   | 445 Chestnut St     | Residential            | 0.09              | \$246,400                          |
| R22-18-20  | 448-450 Chestnut St | Commercial             | 0.57              | \$196,900                          |
| R22-18-31  | Chestnut St         | Commercial             | 0.16              | \$47,000                           |
| R22-18-32  | 441 Chestnut St     | Commercial             | 0.14              | \$220,000                          |
| R22-18-4A  | Chestnut St         | Commercial             | 0.16              | \$47,000                           |
| R22-18-5   | Chestnut St         | Commercial             | 0.03              | \$26,300                           |
| R22-2-1    | 34 Sanborn St       | Industrial             | 5.27              | \$4,686,800                        |
| R22-21-1   | Main St             | Commercial             | 0.07              | \$4,400                            |
| R22-2-11   | 149 Cross St        | Residential            | 0.17              | \$280,400                          |
| R22-21-10  | 380 Main St         | Commercial             | 0.23              | \$473,600                          |
| R22-21-13  | 21 Timpany Blvd     | Commercial             | 2.70              | \$2,524,400                        |
| R22-21-14  | 435 Main St         | Commercial             | 0.78              | \$58,900                           |
| R22-21-18  | 7 Donlan St         | Commercial             | 0.44              | \$368,800                          |
| R22-21-19  | 15 Donlan St        | Commercial             | 0.54              | \$393,200                          |
| R22-21-3   | 391 Main St         | Commercial             | 0.22              | \$16,500                           |
| R22-21-4   | 385 Main St         | Commercial             | 0.16              | \$306,600                          |
| R22-21-5   | 377 Main St         | Commercial             | 0.27              | \$187,100                          |
| R22-21-6   | 381 Main St         | Commercial             | 0.50              | \$490,300                          |
| R22-21-8   | 25 Mechanic St      | Commercial             | 0.97              | \$533,600                          |
| R22-2-2    | 166 Cross St        | Residential            | 0.17              | \$426,200                          |
| R22-22-1   | 525 Main St         | Commercial             | 0.16              | \$203,500                          |
| R22-22-10  | 499 Main St         | Commercial             | 0.37              | \$234,000                          |
| R22-22-11  | 483 Main St         | Commercial             | 0.93              | \$430,300                          |
| R22-22-12  | 457 Main St         | Commercial             | 0.84              | \$532,800                          |
| R22-22-13  | 437 Main St         | Commercial             | 0.13              | \$73,000                           |
| R22-22-13A | Main St             | Commercial             | 0.13              | \$46,000                           |
| R22-22-14  | Main St             | Commercial             | 0.15              | \$46,600                           |
| R22-22-2   | 456 Main St         | Industrial             | 0.27              | \$170,200                          |

**Downtown Development District Complete Parcel List, continued**

| <b>Lot</b> | <b>Location</b>     | <b>Land Use</b> | <b>Land Acres</b> | <b>Total Assessed Parcel Value</b> |
|------------|---------------------|-----------------|-------------------|------------------------------------|
| R22-22-3   | 462 Main St         | Industrial      | 0.27              | \$223,200                          |
| R22-22-4   | 474 Main St         | Residential     | 0.27              | \$302,300                          |
| R22-22-40  | Main St             | Industrial      | 1.36              | \$61,900                           |
| R22-22-5   | 267 Sherman St      | Residential     | 0.31              | \$364,800                          |
| R22-22-8   | 509 Main St         | Commercial      | 0.26              | \$227,000                          |
| R22-22-9   | 515 Main St         | Commercial      | 0.17              | \$191,700                          |
| R22-23-10  | 555 Main St         | Commercial      | 1.08              | \$1,055,200                        |
| R22-23-13  | 497-505 Chestnut St | Commercial      | 0.26              | \$297,500                          |
| R22-23-14  | 486 Chestnut St     | Commercial      | 1.49              | \$808,100                          |
| R22-23-15  | 562 Main St         | Industrial      | 0.83              | \$513,000                          |
| R22-23-16  | 578 Main St         | Commercial      | 0.24              | \$208,800                          |
| R22-23-17  | 447 Chestnut St     | Commercial      | 0.16              | \$35,100                           |
| R22-23-19  | 478 Chestnut St     | Commercial      | 0.21              | \$256,200                          |
| R22-23-20  | 504 Chestnut St     | Commercial      | 0.13              | \$50,400                           |
| R22-23-21  | 8 Union Sq          | Commercial      | 0.55              | \$238,200                          |
| R22-23-23  | 19 Union Sq         | Commercial      | 0.33              | \$240,800                          |
| R22-23-25  | 560 Main St         | Industrial      | 11.10             | \$4,450,300                        |
| R22-23-26  | Main St             | Commercial      | 0.07              | \$5,600                            |
| R22-23-27  | Chestnut St         | Commercial      | 0.05              | \$4,300                            |
| R22-23-3   | 493-495 Chestnut St | Commercial      | 0.03              | \$91,700                           |
| R22-23-5   | 487 Chestnut St     | Commercial      | 0.15              | \$227,500                          |
| R22-23-7A  | Main St             | Commercial      | 0.63              | \$119,900                          |
| R22-23-9   | Main St             | Commercial      | 0.37              | \$52,700                           |
| R22-2-7    | 62 Lincoln St       | Residential     | 0.26              | \$377,500                          |
| R22-2-8    | 72 Lincoln St       | Residential     | 0.26              | \$309,100                          |
| R22-2-9    | Lincoln St          | Residential     | 0.20              | \$17,000                           |
| R22-3-15   | Chestnut St         | Residential     | 0.96              | \$75,800                           |
| R22-6-2    | 158 Main St         | Commercial      | 1.72              | \$58,600                           |
| R22-7-18   | 78 Sherman St       | Residential     | 0.12              | \$363,600                          |
| R22-7-19   | 82 Sherman St       | Residential     | 0.14              | \$191,700                          |
| R22-7-20   | Sherman St          | Residential     | 0.11              | \$5,900                            |
| R22-7-21   | Sherman St          | Residential     | 0.20              | \$48,200                           |
| R22-7-22   | 75 Logan St         | Industrial      | 6.52              | \$3,361,800                        |
| R22-7-22A  | Logan St            | Industrial      | 0.08              | \$4,400                            |
| R22-7-23   | 102 Sherman St      | Residential     | 0.11              | \$262,300                          |
| R22-7-24   | 108-110 Sherman St  | Residential     | 0.09              | \$232,100                          |
| R22-7-25   | 116-118 Sherman St  | Residential     | 0.11              | \$214,500                          |
| R22-7-28   | 205-213 School St   | Industrial      | 11.38             | \$6,839,900                        |
| R22-7-3    | 109 Grant St        | Residential     | 0.17              | \$188,000                          |
| R22-7-4    | 107 Grant St        | Residential     | 0.15              | \$208,200                          |
| R22-7-5    | 105 Grant St        | Residential     | 0.30              | \$254,000                          |



**Downtown Development District Complete Parcel List, continued**

| <b>Lot</b>   | <b>Location</b>  | <b>Land Use</b>   | <b>Land Acres</b> | <b>Total Assessed Parcel Value</b> |
|--------------|------------------|-------------------|-------------------|------------------------------------|
| R27-16-10    | Park St          | Residential       | 0.95              | \$100,700                          |
| R27-16-2     | 31 Park St       | Residential       | 1.66              | \$501,300                          |
| R27-16-3     | 23 Park St       | Residential       | 0.24              | \$278,200                          |
| R27-16-4     | 17 Park St       | Residential       | 0.15              | \$243,400                          |
| R27-16-4A    | Park St          | Residential       | 0.23              | \$6,100                            |
| R27-16-5     | 7 Park St        | Residential       | 0.35              | \$281,700                          |
| R27-16-6     | 45 Veterans Dr   | Rural Residential | 4.48              | \$2,381,500                        |
| R27-21-1     | Pine St          | Commercial        | 0.03              | \$3,700                            |
| R27-21-17    | 58 Lynde St      | Residential       | 0.30              | \$360,200                          |
| R27-21-18    | 14 Lincoln St    | Residential       | 0.28              | \$282,100                          |
| R27-21-19    | 22 Lincoln St    | Residential       | 0.26              | \$258,000                          |
| R27-21-20    | 30-32 Lincoln St | Residential       | 0.25              | \$307,700                          |
| R27-21-29    | Lynde St         | Residential       | 0.93              | \$75,700                           |
| R27-21-4     | 30 Pine St       | Commercial        | 0.74              | \$4,618,700                        |
| R27-22-1     | 75 School St     | Residential       | 0.38              | \$226,700                          |
| R27-22-12    | 53 School St     | Residential       | 8.10              | \$411,700                          |
| R27-22-2     | 65 School St     | Residential       | 0.40              | \$262,000                          |
| R27-22-3     | 39 School St     | Residential       | 0.30              | \$124,100                          |
| R27-22-33    | 38 Lincoln St    | Residential       | 0.25              | \$309,900                          |
| R27-22-4     | 23 School St     | Residential       | 0.26              | \$444,900                          |
| R27-22-55    | 4 Lynde St       | Residential       | 0.32              | \$362,700                          |
| <b>Total</b> |                  |                   | <b>142.07</b>     | <b>\$129,082,100</b>               |



# **Mill Street District Improvement Financing Master Plan**

Adopted Month Day, 2022

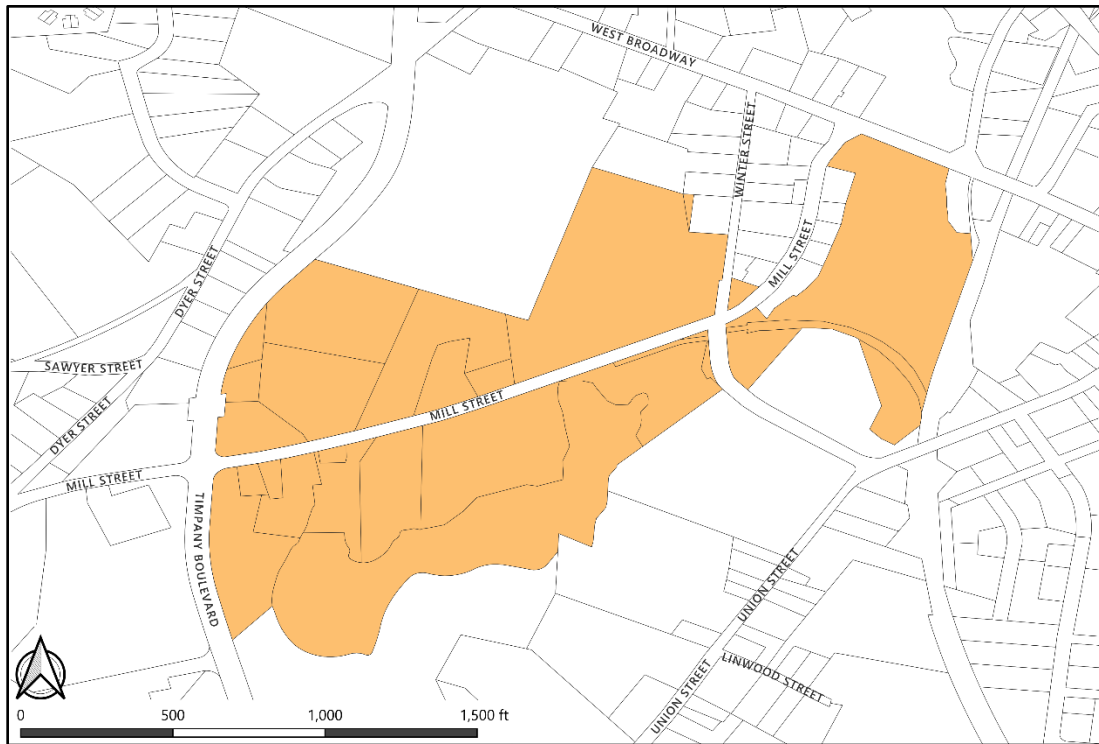
*Document prepared by Camoin Associates for the City of Gardner  
through a grant from MassDevelopment*

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## Introduction

The City of Gardner (the "City") designates portions of downtown Gardner as the Mill Street District Improvement Financing District (the "Mill Street DIF District") and the accompanying Mill Street Development Program and Mill Street Invested Revenue District Development Program (the "Mill Street Development Program") for the DIF District, as enabled by Massachusetts General Laws Chapter 40Q.



This *Mill Street District Improvement Financing* master plan (the "Report") describes the process by which the Mill Street DIF District and Mill Street Development Program will be established, together with the projects to be supported, the expected revenues and financing plans, and the ongoing management of the DIF District. With this Report and the legislative actions undertaken and included in Appendix B, the following are established:

- ✓ The Mill Street Development District, which identifies the part of the municipality in which projects will be implemented; and
- ✓ The Mill Street Invested Revenue District, which identifies the part of the municipality in which the Tax Increment will be calculated and from which tax revenues will be captured, and which is coterminous with the Development District.<sup>1</sup>
- ✓ The Mill Street Development Program, which will describe the capital plan, including the type and cost of projects to be undertaken by the municipality, and the type and costs of projects expected to be undertaken by private entities as a result of the public investments made by the municipality in the DIF District; and

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<sup>1</sup> All parcels are included in both the DIF District and the Invested Revenue District.

- ✓ The Mill Street Invested Revenue District Development Program, which provides details of the financial plan including the expectations for the generation and collection of revenue from the Tax Increment, the percentage anticipated to be captured and used for projects in the DIF District, and expectations for borrowing.

This *Introduction* first describes the uses of Development Districts and Development Programs, the statutory authority of municipalities to enter into them, and key provisions that must be satisfied. It then sets forth the steps taken to authorize the Mill Street DIF District and, when it is complete, the accompanying Development Program.

In *Part I: Mill Street Development District*, this report describes the Mill Street Development District boundaries, including the boundaries of the Mill Street Invested Revenue District. It provides information about the parcels to be included. Improvements and activities will be implemented within the Mill Street DIF District to generate economic growth and further strategic goals.

In *Part II: Mill Street Development Program*, the report presents the proposed Development Program which is being created to implement the development goals within the DIF District. It presents a general description of the projects, the operation and maintenance plan, and the financial plan.

## About District Improvement Financing

Through DIF, a town or a city can establish a funding stream for economic development activities that is linked to, and derived from, the results of economic development.

DIF achieves this by setting up a process through which a municipality can identify and capture tax revenues that result from new private investment in a specific area, such as an expanding business or a new multifamily housing project. These tax revenues are generated by the increase in assessed value that results from the private investment, not from tax rate increases, special assessments, or real estate market factors.

The municipality can then direct this stream of incremental tax revenues toward public improvement and economic development projects, which can range from critical infrastructure needs such as traffic mitigation, to essential supporting activities such as planning studies or workforce training.

**This section provides detail about the legislation that enacted DIF, the tasks required to be undertaken by a community to comply with the legislative requirements, and the defined terms that are used in the legislation and throughout this document.**

### Legislative Requirements

Massachusetts General Laws Chapter 40Q (the "DIF Statute") authorizes towns and cities to use DIF. The DIF Statute sets forth activities that must be undertaken, such as identifying tax revenues to be captured, describing projects to be implemented, and designating parcels of property to be included within the DIF District. Municipalities enact local legislation through the ordinary processes of a City Council, Town Meeting, or Town Council. The DIF Statute does not provide specific language that must be incorporated into local legislation.

The DIF Statute does not set forth specific legislative review or public hearing requirements. A town or city will follow its established legislative rules. If the town or city wishes to amend an element of its DIF, it must follow the same legislative process it used to adopt the original legislation, for example a vote of Town Meeting.

The DIF Statute does not require review and approval by the Economic Assistance Coordinating Council or other state agency, and no reports need to be prepared for or submitted to any state agencies once DIF has been implemented.

### Identifying the Tax Increment and Capturing Tax Revenue

DIF enables communities to identify and capture tax revenues generated by the incremental increases to the assessed value of real property that result from new private investment, such as building or renovation, within a district or districts established by the community under the DIF Statute. These increases, the "Tax Increment" as defined by the DIF Statute,<sup>2</sup> may occur on residential or commercial property, but must arise from new private investment. Increases to assessed value as a result of market factors or revaluation are not eligible, and tax revenues generated by these increases may not be captured through the use of DIF.

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<sup>2</sup> See *Definitions*, below.

The Tax Increment is calculated as the difference between the assessed value of the property as of a Base Date,<sup>3</sup> with assessed value as of the Base Date defined as the Original Assessed Value,<sup>4</sup> and the assessed value as of each subsequent assessment date for the duration of the DIF. The Base Date will always be the January 1 prior to the adoption of legislation establishing DIF.

Identifying the Tax Increment is done through a municipality's normal assessment process and on the same schedule. The calculation and collection of tax revenues also follows the customary procedures for the entire community. DIF governs how to calculate, capture, and spend a designated portion of the tax revenues once they are collected. In this *DIF Guide*, the portion of the tax revenues that is identified and captured through the establishment of DIF is referred to as the "DIF Revenues."<sup>5</sup>

The Tax Increment is cumulative once DIF is established and is always the difference between the Original Assessed Value and the portion of a new assessed value that, through ordinary assessment processes, is attributed to new private investment. If the increase over the Original Assessed Value is \$5 million per year for five years, the Tax Increment grows to \$25 million over that same five-year period. All tax revenues generated by the Tax Increment, up to 100%, are eligible for capture through the use of DIF, and each town or city identifies, through the legislation it uses to establish DIF, how much of the revenue will be captured and how it will be used.

The following is a sample timetable based on a community's assessment calendar and fiscal years. Legislation may be adopted at any time of the year and dates are shown as examples only.

Note that there will be a lag of at least one year between the adoption of legislation and the availability of revenues. This is a result of the assessment calendar, not of the use of DIF.

1. April 6, 2021: Legislation is adopted to establish DIF, with a Base Date of January 1, 2021 for assessed values. The Original Assessed Value is established as of January 1, 2021.
2. January 1, 2022: Assessed values are determined for each parcel in the community as of this date, although actual new assessed values may not be finalized until later in the year. Increases to assessed value that are attributable to new private investment are identified for the entire community.<sup>6</sup> The Tax Increment is identified.
3. July 1, 2022–June 30, 2023: First fiscal year in which tax revenues are collected using values established as of January 1, 2021. These are the first tax revenues from which a portion may be identified and captured through the use of DIF, and Fiscal Year 2023 is therefore the first fiscal year of the DIF.
4. July 1, 2023–Duration of the DIF: Assessed values are determined each year and the Tax Increment is recalculated to reflect the cumulative impact of new private investment since the Base Date. Tax revenues generated by the Tax Increment are eligible for capture through the use of DIF.

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<sup>3</sup> "Base date" is the last assessment date of the real property tax preceding the creation of the district. See *Definitions*, below.

<sup>4</sup> "Original Assessed Value" is the aggregate assessed value as of the Base Date. See *Definitions*, below.

<sup>5</sup> See also *Definitions*, below.

<sup>6</sup> Communities that have accepted Acts of 1989 Ch. 653, Amending Mass. Gen. Laws Ch. 59 § 2A (a), recognize increases to assessed value from new private investment that occur between January 2 and June 30 of each calendar year as having occurred on January 1 of that same calendar year. A community using DIF will still follow this calendar for recognizing changes to assessed value.

The revenues generated by the Tax Increment will also increase to the extent permitted by Mass. Gen. Laws Ch. 59 § 21c (f), which governs the total tax levy in a municipality.

## Components of DIF

The DIF Statute requires that municipalities adopt four components which together enable the activities and benefits of DIF as an economic development tool:

Development District      Invested Revenue District  
Development Program      Invested Revenue Development Program

A community may adopt all four components at once, or the Development District may be established first and the other components at later dates through the same legislative process.

The DIF Statute sets forth specific requirements for each component as described below.

### *Development District*

A Development District (DIF District) is the part of the municipality in which projects will be implemented. The community defines the boundaries and identifies the parcels within the DIF District.

A community may establish multiple DIF Districts, but the aggregate area of all DIF Districts may not exceed 25% of the area of the community. The Assessor must certify the area of each DIF District and confirm compliance with the 25% limit.

Projects that are to be funded with DIF Revenues must be implemented within the DIF District. Exceptions are certain components of water and sewer infrastructure that must be constructed outside of the DIF District because of the design of the system.

A DIF District does not need to be contiguous.

Commercial and residential properties, municipal properties, vacant or undeveloped land, and property owned by tax-exempt entities may all be included in a DIF District.

### *Invested Revenue District*

An Invested Revenue District (IRD), identifies the portion of the DIF District in which the Tax Increment will be calculated and from which DIF Revenues will be generated. It must be either coterminous with the DIF District, having the same boundaries and parcels, or a subset that is wholly within it. No parcels may be included in an IRD if they are not also within the DIF District.

### *Development Program*

A Development Program describes the activities expected to be undertaken within the DIF District. It must describe all of the following,<sup>7</sup> *but* if one or more of the activities are not expected, such as displacing and relocating persons, then the Development Program should clearly state that the activity will not be undertaken.

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<sup>7</sup> See also *Definitions*, below.



1. A finding, or statement, that the designation of the DIF District is consistent with the requirements of Mass. Gen. Laws Ch. 40Q §2 and "will further the public purpose of encouraging increased residential, industrial, and commercial activity in the Commonwealth."<sup>8</sup> In essence, this is a statement of the community's goals.
2. A Financial Plan<sup>9</sup> that describes the costs of the anticipated projects, expected sources of revenue, the amount of indebtedness to be incurred, and anticipated sources of capital;
3. A list of the public facilities to be constructed and any other projects expected to be paid for in whole or in part with DIF Revenues. *If new projects are later identified, the Development Program can and must be amended. This includes public facilities and other eligible projects.*
4. The use of private property;
5. Plans for the relocation of persons displaced by the development activities;
6. Plans, if any, for the development of housing, both affordable and market rate;
7. The proposed regulations and facilities to improve transportation; and
8. The proposed operation of the district after the improvements are completed;  
*Optional: The Development Program may also designate an entity that will administer activities related to the DIF and describe the proposed operation of the DIF.*<sup>10</sup>
9. The duration of the Development Program. This may not exceed 30 years. The 30-year count may begin either at the date of the designation of the DIF District, or at a "Project Stabilization"<sup>11</sup> date defined by the community in the Development Program.

#### *Invested Revenue District Development Program*

An Invested Revenue District Development Program (IRDDP) is required in order to calculate the Tax Increment and capture the tax revenues from that Tax Increment to be used as DIF Revenues to pay for projects within the DIF District. In essence, it directs the capture and use of tax revenues collected from the IRD. It is required to include:

1. Estimates of the tax revenues to be derived from the IRD;
2. A projection of the tax revenues to be derived from the IRD if no Development Program were to be adopted and implemented (with presumably less new private investment than is expected to occur as a result of the Development Program);
3. Statement of whether any bonds issued as part of the DIF will be General Obligation or Special Obligation Bonds;
4. The percentage, dollar amount, or formula directing the amount of tax revenues collected from the Tax Increment that will be captured to pay for projects in the Development Program;

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<sup>8</sup> Mass. Gen. Laws Ch. 40Q §2 (a)

<sup>9</sup> Ibid.

<sup>10</sup> Mass. Gen. Laws Ch. 40Q §2 (c )(2): "create a department, designate an existing department, board officer, agency, municipal housing or redevelopment authority of the city or town or enter into a contractual agreement with a private entity to administer the activities authorized by this chapter"

<sup>11</sup> The DIF Statute does not define "Project Stabilization" or dictate rules for selecting such a date. See *Definitions*, below, for an explanation of how the term is used in this *DIF Guide*.

5. A statement of the estimated impact of tax increment financing on all taxing jurisdictions in the DIF District:<sup>12</sup> and
6. The establishment of a Development Program Fund, which consists of two accounts: a Project Cost Account and, if debt is anticipated to be issued, a Development Program Sinking Fund Account.

The DIF Statute requires that DIF Revenues be deposited to the Development Program Fund and establishes the priority of claims upon those revenues.

Principal and interest on debt, and related costs such as maintaining reserve accounts, must be paid from the Development Program Sinking Fund Account. As long as debt is outstanding to which DIF Revenues are pledged, the Development Program Sinking Fund Account has the senior claim on DIF Revenues.<sup>13</sup>

Costs for constructing or implementing projects are paid from the Project Cost Account.

Balances may be transferred between the Development Program Sinking Fund Account and the Project Cost Account as long as the balances in the Development Program Sinking Fund Account are sufficient to meet its obligations to repay debt.

Excess funds not required by the Development Program Fund may be transferred to the municipality's General Fund.

A graphic illustrating these funds and accounts, and a description of the accounts, is included as Appendix A.

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<sup>12</sup> The DIF Statute does not define "tax increment financing." In its definition of Invested Revenue District it does refer to an Invested Revenue District as a district where tax increment financing is used. Therefore, for the purposes of this *DIF Guide*, this statement is interpreted to mean that a municipality should state the impact of the IRDDP on the taxing jurisdictions.

<sup>13</sup> A municipality may use DIF Revenues to repay a portion of debt service without formally pledging the DIF Revenues to the bonds. In this case the Development Program Sinking Fund Account may have parity with the Project Cost Account. A municipality should consult its bond counsel on this and other matters relating to debt issuance.

## Definitions

### *Definitions from the DIF Statute<sup>14</sup>*

The following terms have the meanings as defined in Massachusetts General Law Chapter 40Q, Section 1. Capitalization has been added to the statute's defined terms to identify them clearly in the text.

"Base Date", the last assessment date of the real property tax immediately preceding the creation of the district.

"Development District", a specified area within the corporate limits of a city or town which has been designated as provided in §2 and which is to be developed by the city or town under a Development Program.

"Development Program", a statement of means and objectives designed to improve the quality of life, the physical facilities and structures, and the quality of pedestrian and vehicular traffic control and transportation within a development district. Means and objectives designed to increase or improve residential housing, both affordable and market rate, may also be addressed within a district and shall be considered part of a development program. The statement shall include:

- (1) a Financial Plan;
- (2) a complete list of public facilities to be constructed;
- (3) the use of private property;
- (4) plans for the relocation of persons displaced by the development activities;
- (5) plans, if any, for the development of housing, both affordable and market rate;
- (6) the proposed regulations and facilities to improve transportation;
- (7) the proposed operation of the district after the planned capital improvements are completed; and
- (8) the duration of the program which shall not exceed the longer of: (i) 30 years from the date of designation of the district; or (ii) 30 years from project stabilization, as defined in the development program.

"Financial Plan", a statement of the costs and sources of revenue required to accomplish the development programs, which shall include: (1) cost estimates for the development program; (2) the amount of indebtedness to be incurred; and (3) sources of anticipated capital.

"Invested Revenue District", a type of Development District or portion of a district that uses tax increment financing under §3.

"Invested Revenue District Development Program", a statement which, in addition to the information required for a Development Program, shall also include: (1) estimates of tax revenues to be derived from the Invested Revenue District; (2) a projection of the tax revenues to be derived from the Invested Revenue District in the absence of a Development Program; (3) a statement as to whether the issuance of bonds contemplated pursuant to this chapter shall be general or special obligation bonds; (4) the percentage of

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<sup>14</sup> Mass. Gen. Laws Ch. 40Q §1

the tax increment to be applied to the Development Program and resulting tax increments in each year of the program; and (5) a statement of the estimated impact of tax increment financing on all taxing jurisdictions in which the district is located.

"Original Assessed Value", the aggregate assessed value of the Invested Revenue District as of the Base Date.

"Project", a project to be undertaken in accordance with the Development Program.

"Project Costs", any expenditure made or estimated to be made or monetary obligations incurred or estimated to be incurred by the city or town which are listed in a project plan as costs of improvements including, but not limited to, public works, acquisition, construction or rehabilitation of land or improvements for sale or lease to residential, commercial or industrial users within a development district plus any costs incidental to those improvements, reduced by any income, special assessments or other revenues, other than tax increments, received or reasonably expected to be received by the city or town in connection with the implementation of this plan.

(1) "administrative costs", any reasonable charges for the time spent by city or town employees in connection with the implementation of a project plan;

(2) "capital costs", the actual costs of the construction of public works or improvements, new buildings, structures and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures; the acquisition of equipment; and the grading and clearing of land;

(3) "discretionary costs", those payments made by the appropriate body of a city or town that in its discretion are found to be necessary or convenient to the creation of development districts or the implementation of project plans.

(4) "financing costs", including, but not limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of that indebtedness because of the redemption of the obligations before maturity;

(5) "improvement costs", those costs associated with developing new employment opportunities, promoting public events, advertising cultural, educational and commercial activities, providing public safety, establishing and maintaining administrative and managerial support and such other services as are necessary or appropriate to carry out the development program;

(6) "organizational costs", all reasonable costs relating to the conduct of environmental impact and other studies and informing the public about the creation of development districts and the implementation of project plans;

(7) "professional service costs", including, but not limited to, those costs incurred for architectural, planning, engineering and legal advice or services;

(8) "real property assembly costs", any deficit incurred resulting from the sale or lease by the city or town, as lessor, of real or personal property within a development district for consideration which is less than its cost to the city or town;

(9) "relocation costs", all reasonable relocation payments made pursuant to a condemnation;

(10) "training costs", costs associated with providing skills, development and training for employees of businesses within the development district; provided, however, that these costs shall not exceed 20 per cent of the total project costs and shall be designated as training funds within 5 years of the issuance of

bonds pursuant to this chapter for the project or the designation of the district, whichever occurs later; and

(11) "water and sewer line costs", which shall include the costs related to the construction or alteration of sewage treatment plants, water treatment plants or other environmental protection devices, storm or sanitary sewer lines, water lines or amenities on streets or the rebuilding or expansion thereto so long as required by the project plan for a development district, whether or not the construction, alteration, rebuilding or expansion is within the development district;

Project costs shall not include the cost of a building or a portion of a building used predominantly for the general conduct of government, such as a city hall, courthouse, jail, police or fire station or other state or local government office buildings.

"Project Revenues", receipts of a city or town with respect to a project including, without limitation, tax increments, investment earnings and proceeds of insurance or disposition of property.

"Tax Increment", all annual increases in the municipality's limit on total taxes assessed pursuant to subsection (f) of section 21C of Mass. Gen. Laws Ch. 59 that are attributable to parcels within the district for fiscal years with an assessment date later than the base date. The tax increment shall also include the part of increases in the limit on total taxes assessed allowed pursuant to said subsection (f) of said section 21C of said chapter 59 that are attributable to such increases pursuant to said subsection (f) of said section 21C of said chapter 59 in prior years that were part of the increment in such prior years. In any year that the limit on total taxes assessed pursuant to said section 21C of said chapter 59 is lower than the prior year's limit on total taxes assessed, the tax increment shall be reduced in the same proportion as the limit on total taxes assessed.

#### *Tax Increment and Definition for "New Growth"*

The DIF Statute uses the defined term Tax Increment to describe the incremental increases in assessed value that may result from new private investment that improves the property. In practice, assessors often use the term new growth (herein, "New Growth") for the same concept. This *DIF Guide* uses the term New Growth to refer to the increases in assessed value that result from new private investment on a day-to-day basis by towns and cities. New Growth refers to increases in assessed value that result from improvements, *not* increases in assessed value that result from market factors or revaluation.

Please see also *Levy Limits: A Primer on Proposition 2 ½*, Massachusetts Department of Revenue Division of Local Services, available online at <https://www.mass.gov/files/documents/2016/08/oq/levylimits.pdf>.

#### *Additional Definitions for Terms in this District Improvement Financing Master Plan*

"DIF Project" means an eligible Project as defined by the DIF Statute that is intended to be funded in whole or in part through the use of DIF Revenues.

"DIF Revenues" means the portion of the revenue generated by the Tax Increment that is collected as a result of New Growth in the DIF District. These are transferred to the Development Program Fund and used as provided for in the Development Program. DIF Revenues may be all or a portion of the revenues collected from the Tax Increment for any fiscal year. The percentage of the revenue from each year's Tax Increment that becomes DIF Revenues is established by the Development Program and Invested Revenue District Development Program.

“Pay-as-You-Go” means paying for Project Costs directly from DIF revenues collected, in contrast to using the proceeds of debt to pay such costs.

“Project Stabilization Date” means the date, established by the community in its Development Program, on which the Development Program comes into effect. A Development Program may have a duration of up to 30 years either from the date of the adoption of the DIF District, or 30 years from the Project Stabilization. The DIF Statute does not dictate rules for selecting such a date, only stating that such a date may be defined in the Development Program.<sup>15</sup>

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<sup>15</sup> Mass. Gen. Laws Ch. 40Q § 1 (a) (8).

## About the Mill Street Development District

The purpose of the Mill Street Development District is to grow and strengthen the local economy that serves City residents, employees, and visitors by investing in a series of public projects.

Through the use of a DIF District and Development Program, the City will capture tax revenues generated by expected economic development, and direct these revenues toward public projects that are both essential to the well-being of the community, and to making the area more attractive for businesses, residents, and visitors by:

1. Attracting new private investment by making it a more attractive place to locate and grow a business;
2. Capturing new tax revenues from private development and using the revenue stream to fund projects that support growth and investment in the district; and
3. Communicating that the City of Gardner has targeted the district for strategic growth and is making its own investments.

Details of the project, with cost estimates, are presented in Part II, Projects to be Implemented.

## Description of the Approval Process and Legislative Actions

*The establishment of a DIF District and Development Program enables a community to capture future incremental tax revenues that may be spent on projects designated in the Development Program. It does not authorize actual expenditures, and does not authorize the issuance of debt. Expenditures, debt issuance, and procurement to implement the projects in the Development Program will be authorized through the same local approval processes that would be required if the projects were not part of a Development Program.*

The Mill Street DIF District and Development Program are established through local approval processes. The City has:

- Held a public hearing on \_\_\_\_\_.
- Held a Municipal Council meeting on \_\_\_\_\_ to vote upon the proposed DIF District and Development Program.
- Received a *draft* Assessor Certification presenting the Original Assessed Value of parcels as of \_\_\_\_\_, the latest assessment date for which data is available. This is an estimate of the Original Assessed Values. This Assessor Certification will be finalized when assessed values as of the Base Date of January 1, 202X are confirmed.

Documentation of the legislative actions is included in Appendix B. Assessor Certifications are included in Appendix D.

## Mill Street Development District and Program Information Summary

|                                                                            |                                                                                                                         |
|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Development District Name                                                  | Mill Street Development District                                                                                        |
| IRD Name                                                                   | Mill Street Invested Revenue District                                                                                   |
| Development Program Name                                                   | Mill Street Development Program                                                                                         |
| IRDDP Name                                                                 | Mill Street Invested Revenue District Development Program                                                               |
| Date of Development District and IRD Establishment                         | MONTH, Date, 2023                                                                                                       |
| Date of Development Program and IRDDP Establishment                        | MONTH, Date, 2023                                                                                                       |
| Base Date for Assessed Values in the DIF District and IRD                  | January 1, 2023                                                                                                         |
| Acceptance of Chapter 653 (Yes/No)                                         | Yes                                                                                                                     |
| Certified, Original Assessed Value in the DIF District as of the Base Date | Certification to be provided when assessed values as of January 1, 2023 become available; estimated to be Fall of 2023. |
| Certified, Original Assessed Value in the IRD as of the Base Date          | Certification to be provided when assessed values as of January 1, 2023 become available; estimated to be Fall of 2023. |
| Total Acres in the DIF District                                            | 101.59                                                                                                                  |
| Term of the DIF Program                                                    | 30 Years                                                                                                                |
| Tax Increment to be Captured                                               | Variable                                                                                                                |
| DIF District Administrator                                                 | City of Gardner DIF Advisory Committee                                                                                  |



## Part I: The Mill Street Development District and Invested Revenue District

### Description of the Development District and Invested Revenue District

The DIF Statute provides for the establishment of two districts:

*A Development District* that includes the parcels on or around which development projects, public or private, will be undertaken. A Development District is established in advance of or at the same time as the Development Program.

*An Invested Revenue District (IRD)* that includes the parcels from which a Tax Increment will be calculated and incremental revenues (DIF Revenues) will be collected when New Growth occurs. The Mill Street IRD is coterminous with the DIF District, sharing all boundaries and parcels.

The Mill Street Development District and the Mill Street Invested Revenue District (the DIF District) will encompass the parcels as summarized in "Parcel Information," below, and attached as Appendix C. A map is also included in Appendix C.

### Statement of Findings

The City finds that the designation of the Mill Street Development District and Development Program will further the public purpose of encouraging increased residential, industrial and commercial activity in the Commonwealth.<sup>16</sup>

### Base Date for Assessment of Parcels

#### *Base Date for Assessment of Parcels*

The Base Date for the Mill Street Development DIF District is January 1, 2023. The Original Assessed Value of the DIF District is the assessed value as of this Base Date.

The City of Gardner is a "653 community." Therefore, while January 1 is and will always be the assessment date for all parcels in the community and the DIF District, New Growth occurring between each January 2 and June 30 will be added to the assessed value as of January 1 of that year.

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<sup>16</sup> M.G.L. 40Q §2 (a).

## Parcel Information

The table below summarizes the parcels that will be included in the DIF District and IRD, by current use type. Appendix C includes more detailed information and a map.

**Table 1: Mill Street DIF District Parcels by Use Type**

| Use Type            | Parcels in DIF District | Acres in DIF District | Share of Acreage in DIF District |
|---------------------|-------------------------|-----------------------|----------------------------------|
| Commercial          | 10                      | 13.55                 | 24%                              |
| Industrial          | 7                       | 23.72                 | 42%                              |
| Tax Exempt, Any Use | 7                       | 19.61                 | 34%                              |
| <b>Total</b>        | <b>24</b>               | <b>56.88</b>          | <b>100%</b>                      |

## The Mill Street Development District and Other Special Districts

The establishment of the DIF District does not impose a special assessment or other increased tax on any parcel. The same property tax rates that are applied to parcels outside of the DIF District are applied within the DIF District. Parcels that are in the DIF District, and also in another special district, are noted in the table included in Appendix C.

The establishment of the DIF District does not prevent the collection and distribution of fees, special assessments, or other monies from parcels in any other special districts. Owners of property in the DIF District will continue to be responsible for all obligations, actions, and payments associated with other special districts.

The DIF Statute establishes that the aggregate area of all development districts within a city or town may not exceed 25% of the total area of that city or town. As shown in the table below, the acreage in the DIF District and all prior DIF districts is below the state maximum.

**Table 2: DIF District Share of Total Acres in Municipality**

|                                         |          |
|-----------------------------------------|----------|
| City of Gardner, Total Acres            | 14,144.5 |
| Mill Street DIF District, Total Acres   | 56.88    |
| Downtown DIF District, Total Acres      | 142.07   |
| Total DIF Districts Share of City Total | 1.41%    |

**Source:** City of Gardner

The Assessor's Certification from which information in the table was drawn is included in Appendix D.

## Part II: The Mill Street Development Program and the Mill Street Invested Revenue District Development Program

This section of the document includes all information required by the DIF Statute for both the Development Program and the Invested Revenue District Development Program. Explanatory information about statutory requirements for managing DIF Revenues is also included.

### Statement of Means and Objectives

The City of Gardner establishes this DIF District and Development Program to create the vehicle through which tax revenues from private investment can be used to make public investments that will facilitate growth and benefit the community.

The creation of the Development Program will promote the municipality's goals and objectives by:

1. Establishing a DIF Advisory Committee to administer the DIF District and Invested Revenue District (IRD) and the Development Program and Invested Revenue District Development Program (IRDDP);
2. Capturing future tax revenue from a portion of the Tax Increment generated by New Growth in the Invested Revenue District (IRD) to create an anticipated revenue stream (the DIF Revenues) dedicated to fund these projects;
3. Providing funding for improvements to the DIF District which will encourage new business and commercial activity by making the DIF District a more attractive place to live, work, and engage in leisure activities. This activity will generate new private investment and additional (incremental) tax revenues, which may be designated as DIF Revenues as described in this Development Program, and which will fund such improvements in whole or in part;
4. Communicating to residents and businesses in the community, the region, and beyond, that the City of Gardner is encouraging and supporting the development of the DIF District.

### Duration of the Development Program

The term of the Mill Street Development Program will be thirty (30) years from project stabilization. Project stabilization will be the date of DIF Adoption (\_\_\_\_\_, 2023) and the Development Program will be in effect for 30 years.

### Projects to be Implemented

The City of Gardner has established the following goals of revenue investment:

- Reconstruction of the Mill Street Bridge
- Relocation of the 155 Mill Street sewer, water, gas, and utilities
- Creation of a recreation trail

Final costs and funding sources are estimates intended for planning purposes. Final costs are expected to be different from these estimates. Inclusion of these estimates does not represent an appropriation or legal

commitment to spend these amounts on these projects and, as noted in the *Introduction*, does not authorize either expenditures or debt.

Table 3, below, lists these projects and the estimated costs.

**Table 3: Mill Street District Public Projects**

| <b>Project Name</b>                                     | <b>Anticipated Costs</b> |
|---------------------------------------------------------|--------------------------|
| Mill Street Bridge                                      | \$2,000,000              |
| 155 Mill Street Sewer Relocation, Water, Gas, Utilities | \$1,500,000              |
| Recreation Trail                                        | \$1,000,000              |
| <b>Total</b>                                            | <b>\$4,500,000</b>       |

**Source:** City of Gardner

### ***Plans for Relocation of Displaced Persons***

The Mill Street Development Program will not eliminate any residential units or displace any residents.

### ***Plans for Housing***

The Mill Street Development Program does not propose to use DIF Revenues or other public funds to add to or renovate any housing structures.

### ***Proposed Regulations and Facilities to Improve Transportation***

The Mill Street District Development Program will make improvements to the Mill Street Bridge.

## **Operation and Management of the DIF District and Development Program**

The City of Fitchburg will use the DIF Advisory Committee (DAC), which will be responsible for the ongoing operation and management of the DIF District and Development Program, for the term of the Development Program, including periodic reporting to municipal and elected leaders.

The DAC, as of the adoption of this DIF District and Development Program, consists of the Economic Development Coordinator, Director of Community Development and Planning, Gardner Assessor, Representative from the Department of Public Works, and the Gardner Treasurer or Auditor.

The responsibilities of the DAC for ongoing operation and management may include, but are not limited to, activities such as administering or overseeing capital projects, administering or overseeing other economic development projects and any public/private partnerships, and ensuring that the annual Tax Increment and resulting DIF Revenues are correctly calculated and deposited into the funds and accounts established by the Development Program and IRDDP. The DAC will also ensure that all payment procedures conform to City policies.

## **Financial Plan**

This Financial Plan includes information required for both the Development Program and the IRDDP. This Financial Plan sets forth the expectations as of the time of the establishment of the DIF District and Development Program.

The Development Program includes the costs of the public projects as described in Table 3.

To support these projects, the City of Gardner will calculate and collect revenues from the Tax Increment and retain a percentage that will be deposited to the Development Program Fund as DIF Revenues.

## Capital Plan

### *Additional Sources of Capital*

It is anticipated that other sources of capital will be used, and the City of Gardner is actively seeking grants and other capital. Other sources of funds may include grants.

### *Cost Estimates for the Development Program and Sources of Anticipated Capital*

**Table 4. Cost Estimates and Anticipated Sources of Capital**

| <b>Line Item</b>                                           | <b>Project Cost Estimate</b> | <b>Grant or Other Source</b> | <b>DIF Revenues "Pay as You Go"</b> |
|------------------------------------------------------------|------------------------------|------------------------------|-------------------------------------|
| Mill Street Bridge                                         | \$2,000,000                  | X                            | X                                   |
| 155 Mill Street Sewer Relocation,<br>Water, Gas, Utilities | \$1,500,000                  | X                            | X                                   |
| Recreation Trail                                           | \$1,000,000                  | X                            | X                                   |

### Statement of the Retention of Tax Increment as DIF Revenues

The share of Tax Increment revenues to be designated as DIF Revenues and deposited to the Development Program Fund each year are set forth in the table below, "Tax Increment Retained as DIF Revenues."

**Table 5: Tax Increment Retained as DIF Revenues**

| <b>Years of DIF Term</b> | <b>First Fiscal Year Ending</b> | <b>Share</b> |
|--------------------------|---------------------------------|--------------|
| 1                        | 6/30/2024                       | 75%          |
| 2                        | 6/30/2025                       | 75%          |
| 3                        | 6/30/2026                       | 75%          |
| 4                        | 6/30/2027                       | 75%          |
| 5                        | 6/30/2028                       | 75%          |
| 6                        | 6/30/2029                       | 75%          |
| 7                        | 6/30/2030                       | 75%          |
| 8                        | 6/30/2031                       | 75%          |
| 9                        | 6/30/2032                       | 75%          |
| 10                       | 6/30/2033                       | 75%          |
| 11                       | 6/30/2034                       | 75%          |
| 12                       | 6/30/2035                       | 75%          |
| 13                       | 6/30/2036                       | 75%          |
| 14                       | 6/30/2037                       | 75%          |
| 15                       | 6/30/2038                       | 75%          |
| 16                       | 6/30/2039                       | 75%          |
| 17                       | 6/30/2040                       | 75%          |
| 18                       | 6/30/2041                       | 75%          |
| 19                       | 6/30/2042                       | 75%          |
| 20                       | 6/30/2043                       | 75%          |
| 21                       | 6/30/2044                       | 75%          |
| 22                       | 6/30/2045                       | 75%          |
| 23                       | 6/30/2046                       | 75%          |
| 24                       | 6/30/2047                       | 75%          |
| 25                       | 6/30/2048                       | 75%          |
| 26                       | 6/30/2049                       | 75%          |
| 27                       | 6/30/2050                       | 75%          |
| 28                       | 6/30/2051                       | 75%          |
| 29                       | 6/30/2052                       | 75%          |
| 30                       | 6/30/2053                       | 75%          |
| 31                       | 6/30/2054                       | 75%          |

Each year the Assessor will certify the amount of the Tax Increment to the City of Gardner. The DAC will calculate the amount of the DIF Revenues and oversee the deposit of the DIF Revenues to the Development Program Fund, as described below in "Tax Increment and DIF Revenue Flow of Funds."

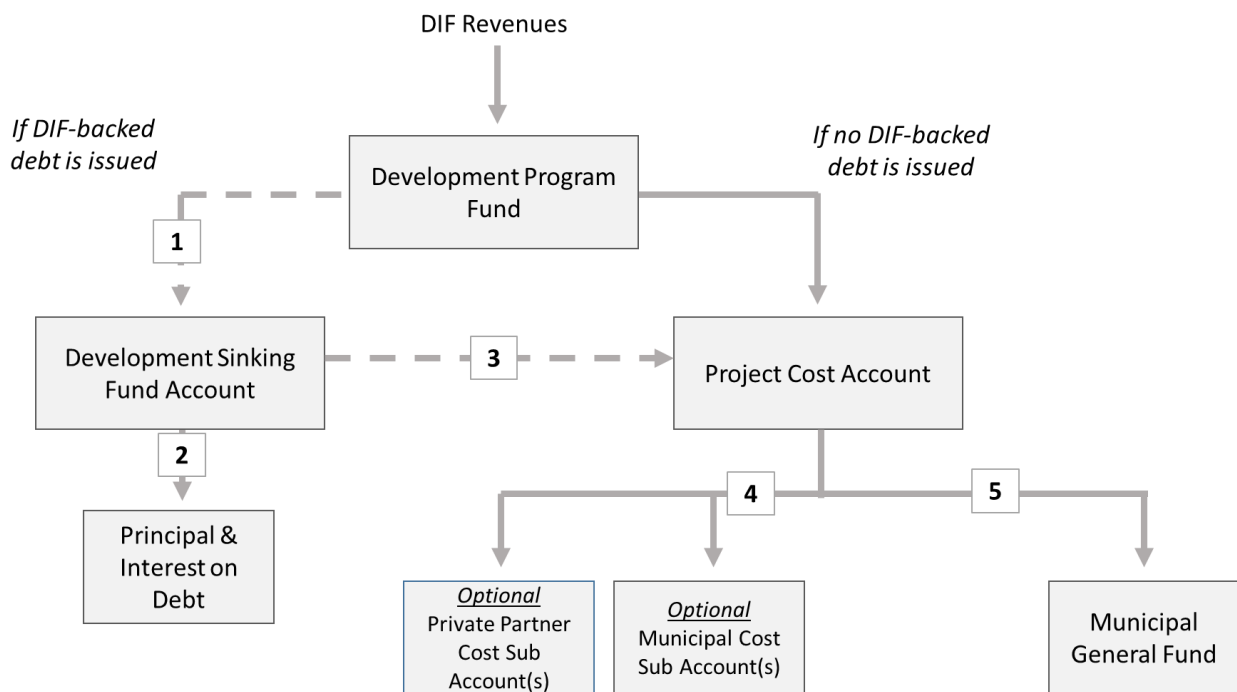
If the DAC estimates that DIF Revenues and other anticipated revenues will be insufficient, or if it determines that DIF Revenues are and will continue to be in excess of what is needed to fund the Development Program for its term, it will notify the municipality and, as needed, make a recommendation. The amount of DIF Revenues to be captured may be amended through the municipality's regular legislative processes by amending the Invested Revenue Development Program.

### Tax Increment and DIF Revenue Flow of Funds

The Financial Plan establishes a Development Program Fund, a Development Sinking Fund Account, and a Project Cost Account, as required by the DIF Statute. The priority of the deposit of DIF Revenues into the accounts is established by the DIF Statute and is shown in the graphic below.

Each fiscal year the Tax Increment will be calculated and, using the percentages, dollar value, or formula governing such increment to be captured for that year, as described in the Statement of the Retention of Tax Increment as DIF Revenues, the amount of DIF Revenues will be determined.

On an annual basis, the DIF Revenues shall be transferred from the General Fund to the Development Program Fund after collection. DIF Revenues shall be transferred to the Development Sinking Fund Account in an amount sufficient to meet the needs of that account for as long as debt using DIF Revenues is outstanding. DIF Revenues not needed for the Development Sinking Fund Account may be transferred to the Project Cost Account and used to pay direct project costs. With the exception of the annual transfer of DIF Revenues collected, all transfers to and from the Development Program Fund, the Development Sinking Fund Account, and the Project Cost Account will require a vote of the Honorable Municipal Council. The Honorable Municipal Council may vote to return to the General Fund any DIF Revenues in excess of the amount expected to be required to satisfy the obligations of the Development Program Fund and accounts.





*Funds and Accounts Required by the DIF Statute*

Development Program Fund

The Development Fund will include (1) a Project Cost Account that is pledged to and charged with the payment of project costs that are outlined in the Financial Plan; and (2) in instances of indebtedness issued by the municipality to finance or refinance Project Costs, and to which DIF Revenues have been pledged as a source of repayment, a Development Sinking Fund Account.

DIF Revenues shall be deposited first to the Development Program Fund and then to the:

Development Sinking Fund Account

For as long as any municipal indebtedness to which DIF Revenues are pledged is outstanding, to the Development Sinking Fund Account in amounts sufficient to make payments in the amount of the pledge, on any such debt issued by the municipality to finance or refinance Project Costs, including the following: (ii) payment of the costs of providing or reimbursing any provider of any guarantee, letter of credit, policy of bond insurance or other credit enhancement device used to secure payment of debt service on any such indebtedness; and (iii) funding any required reserve fund, and otherwise to the:

Project Cost Account

The Project Cost Account that is pledged to and charged with the payment of project costs as outlined in the Financial Plan.

*Optional Accounts to Facilitate Management and Payment*

The municipality may from time to time establish subaccounts within the Project Cost Account which may consist of (1) one or more Private Partner Cost Sub Accounts (the "Private Partner Cost Sub Accounts") pledged to and charged with payment of the costs of payments or reimbursement consistent with each approved public/private partnership agreement, if any, and (2) one or more Municipal Cost Sub Accounts (the "Municipal Cost Sub Accounts") pledged to and charged with the payment of the municipality's project costs. DIF Revenues transferred to the Project Cost Account will be transferred first to the Private Partner Cost Sub Accounts, if any, and then to the Municipal Cost Sub Accounts.

*Private Partner Cost Sub Accounts*

Should the municipality enter into any public/private partnership agreements in which DIF Revenues are made available through a contractual agreement with a private entity, in which that private entity undertakes the implementation of a project in this Development Program, a Private Partner Cost Sub Account will be established by that agreement. Amounts to be paid to the private entity under the agreement will be transferred into the Private Partner Cost Sub Account and payments to the private entity will be made from the Private Partner Cost Sub Account established by that agreement. The municipality's obligation to make a periodic payment under any agreement will only arise to the extent the municipality receives incremental real property tax revenue (the DIF Revenues) from properties in the Invested Revenue District. In any agreement, the municipality shall not obligate itself to make payments without receiving DIF Revenues. Furthermore, according to the terms of any such contracts, the municipality is not obligated to make payments if the private partner does not fulfill its obligations under the contract.

### *Municipal Cost Sub Accounts*

Transfers to any Municipal Cost Sub Accounts will be made after the municipality makes contractual payments pursuant to any public/private partnership agreements. Expenditures for public facilities, improvements, and programs (i.e., any expenditures of DIF Revenues for purposes other than public/private partnership agreements) will be made by payments from the Municipal Cost Sub Accounts.

### *General Fund*

The municipality may return to the General Fund DIF Revenues in excess of the amount estimated to be required to satisfy the obligations of the Development Sinking Fund Account.

The municipality may make transfers between Development Program Fund accounts, provided that the transfers do not result in a balance in the Development Sinking Fund Account that is insufficient to cover the annual obligations of that account.

### Impact on Taxing Jurisdictions

The establishment of the DIF District and IRD, and the implementation of the Development Program and the IRDDP, will not have an impact on the taxing jurisdictions within the DIF District and the IRD.

### Estimates of Tax Revenues

These are estimates. Changes in tax rates, in uses of the properties including whether the properties are tax exempt, and in assessed values are also estimates. Actual tax revenues will be different.

#### *Assumptions used in these estimates:*

Parcel values are as of 1/1/23 for estimation purposes. Final Original Assessed Values will be as of the Base Date, 1/1/23.

1. Tax rate for all taxable property is 16.13 per \$1,000 of assessed value.
2. Conservatively, tax rate remains constant.
3. New private investment generates New Growth of \$9.1 million over 10 years under a low-growth scenario to \$15.3 million under a high-growth scenario. These are estimates that cover two known projects as well as general projections of potential investment.
4. No interest or other earnings are assumed on balances in the Development Program accounts.

The table below presents estimated DIF Revenues.

**Table 6: Mill Street DIF District Expenses and Estimated Tax Revenues**

| FY<br>Ending  | FY Expense         | New Growth<br>Revenue to<br>DIF | Low-Growth Scenario |                      |                    | High-Growth Scenario |                      |                    |
|---------------|--------------------|---------------------------------|---------------------|----------------------|--------------------|----------------------|----------------------|--------------------|
|               |                    |                                 | DIF<br>Revenues     | Gap/Excess           | To General<br>Fund | DIF<br>Revenues      | Gap/Excess           | To General<br>Fund |
| 6/30/2024     | \$0                | 75%                             | \$0                 | \$0                  | \$0                | \$0                  | \$0                  | \$0                |
| 6/30/2025     | \$302,051          | 75%                             | \$0                 | (\$302,051)          | \$0                | \$0                  | (\$302,051)          | \$0                |
| 6/30/2026     | \$302,051          | 75%                             | \$0                 | (\$302,051)          | \$0                | \$0                  | (\$302,051)          | \$0                |
| 6/30/2027     | \$302,051          | 75%                             | \$0                 | (\$302,051)          | \$0                | \$0                  | (\$302,051)          | \$0                |
| 6/30/2028     | \$302,051          | 75%                             | \$6,597             | (\$295,455)          | \$2,199            | \$6,597              | (\$295,455)          | \$2,199            |
| 6/30/2029     | \$302,051          | 75%                             | \$72,036            | (\$230,016)          | \$24,012           | \$72,036             | (\$230,016)          | \$24,012           |
| 6/30/2030     | \$302,051          | 75%                             | \$79,608            | (\$222,443)          | \$26,536           | \$94,732             | (\$207,320)          | \$31,577           |
| 6/30/2031     | \$302,051          | 75%                             | \$87,180            | (\$214,871)          | \$29,060           | \$117,428            | (\$184,623)          | \$39,143           |
| 6/30/2032     | \$302,051          | 75%                             | \$94,752            | (\$207,299)          | \$31,584           | \$140,124            | (\$161,927)          | \$46,708           |
| 6/30/2033     | \$302,051          | 75%                             | \$102,324           | (\$199,727)          | \$34,108           | \$162,820            | (\$139,231)          | \$54,273           |
| 6/30/2034     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2035     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2036     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2037     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2038     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2039     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2040     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2041     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2042     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2043     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2044     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2045     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2046     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2047     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2048     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2049     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2050     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2051     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2052     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2053     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| 6/30/2054     | \$302,051          | 75%                             | \$109,896           | (\$192,155)          | \$36,632           | \$185,516            | (\$116,535)          | \$61,839           |
| <b>Totals</b> | <b>\$9,061,542</b> |                                 | <b>\$2,750,323</b>  | <b>(\$6,311,219)</b> | <b>\$916,774</b>   | <b>\$4,489,578</b>   | <b>(\$4,571,964)</b> | <b>\$1,496,526</b> |

## Appendix A: Activities Authorized within a DIF District

According to the DIF Statute, a municipality may “acquire, construct, reconstruct, improve, preserve, alter, extend, operate, maintain or promote development intended to meet the objectives of the development program. In addition to the powers granted by any other law, for the purpose of carrying on a project as authorized by this chapter, a city or town may:”<sup>17</sup>

“(1) incur indebtedness as hereinafter provided and pledge tax increments and other project revenues for repayment thereof;

(2) create a department, designate an existing department, board officer, agency, municipal housing or redevelopment authority of the city or town or enter into a contractual agreement with a private entity to administer the activities authorized by this chapter;

(3) make and enter into all contracts and agreements necessary in order to carry out the development program;

(4) receive from the federal government or the commonwealth loans or grants for, or in aid of, a project and receive contributions from any other source to defray project costs;

(5) purchase or acquire by eminent domain pursuant to chapter 79 or chapter 80A, insofar as those laws may be applicable, and pursuant to all preliminary requirements prescribed by law, such property or interests therein within a district as the city or town may deem necessary in order to carry out the development program; provided, however, that any taking of property by eminent domain for any purpose for which the taking by the city or town could not be made in the absence of this chapter shall be authorized by a two-thirds vote as defined in section 1 of chapter 44;

(6) make relocation payments to persons, businesses or organizations that may be displaced as a result of carrying out the development program;

(7) clear and improve property acquired by it pursuant to the development program and construct public facilities thereon, or contract for the construction, development, redevelopment, rehabilitation, remodeling, alteration or repair of such property;

(8) cause parks, playgrounds or schools, water or sewer drainage facilities or any other public improvements that it is otherwise authorized to undertake, to be laid out, constructed or furnished in connection with the development program;

(9) lay out, construct, alter, relocate, change the grade of, make specific repairs upon or discontinue public ways and sidewalks in or adjacent to the development district;

(10) cause private ways, sidewalks, ways for vehicular travel and similar improvements to be constructed within the development district for the particular use of the development district or those dwelling or working therein;

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<sup>17</sup> Mass. Gen. Laws Ch. 40Q §2 (c)

(11) adopt ordinances or by-laws under section 5 of chapter 40A, or repeal or modify the ordinances or by-laws or establish exceptions to existing ordinances and by-laws, regulating the design, construction and use of buildings;

(12) sell, mortgage, lease as lessor, transfer or dispose of any property or interest therein acquired by it pursuant to the project plan for development, redevelopment or rehabilitation in accordance with the development program;

(13) invest project revenue as hereinafter provided; and

(14) do all things reasonably necessary or convenient to carry out the powers granted in this chapter."<sup>18</sup>

The municipality will engage in some or all of these activities to further its goals for the DIF District. These are described in the Development Program.

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<sup>18</sup> Ibid

## Appendix B: Legislative Action

Items in this Appendix:

1. Form of the Notice of Public Hearing
2. Form of the Ordinance
3. Certification of Vote Executed

### **1. Form of the notice of public hearing:**

**2. Form of the legislative action taken by the City of Gardner:**

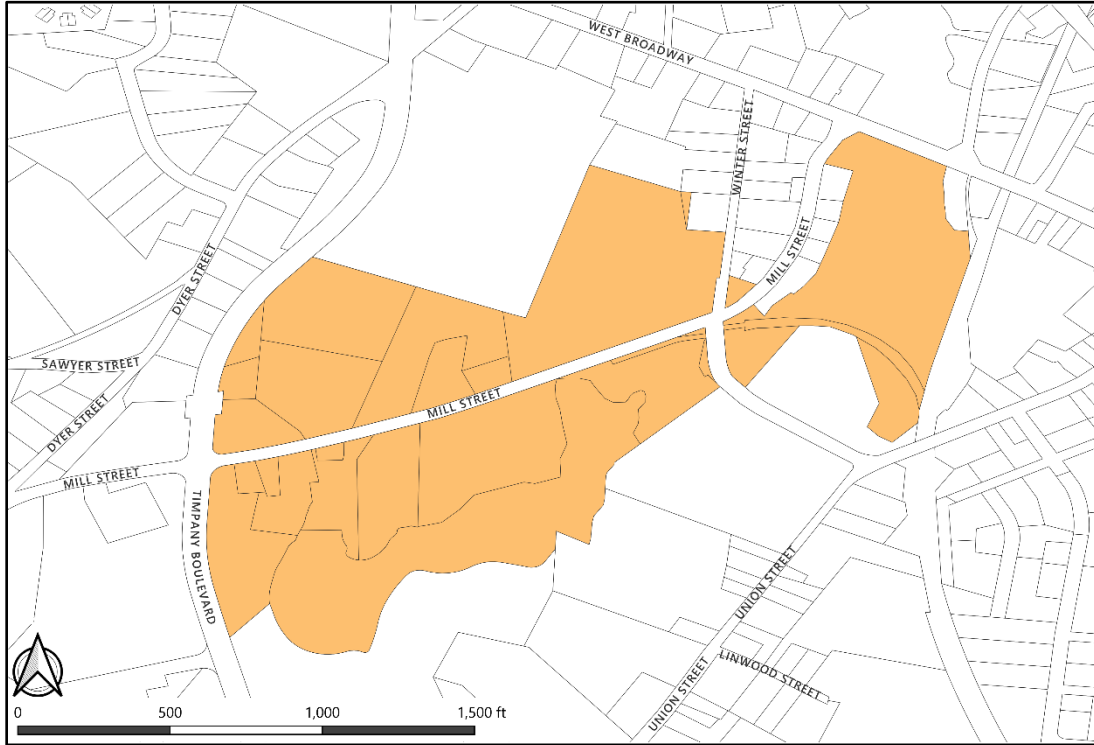
**3. Certificate of Vote Executed**





# Appendix C: Map of the Gardner Mill Street Development District and Parcel List

## Gardner Mill Street Development District



## List of Parcels in the DIF District

All parcels are within both the DIF District and the IRD, which are coterminous. The District comprises 24 parcels. A complete list is included as Attachment 1. Summary information is presented below. Values shown are as of January 1, 2023, the last date for which values are available.

**Table C1: Mill Street DIF District and IRD Parcel Summary**

| Use Category        | # of      |              | Total              | Taxable            |
|---------------------|-----------|--------------|--------------------|--------------------|
|                     | Parcels   | Acres        | Assessed Value     | Assessed Value     |
| Commercial          | 10        | 13.55        | \$837,300          | \$837,300          |
| Industrial          | 7         | 23.72        | \$670,700          | \$670,700          |
| Tax Exempt, Any Use | 7         | 19.61        | \$590,100          | \$190,600          |
| <b>Totals</b>       | <b>24</b> | <b>56.88</b> | <b>\$2,098,100</b> | <b>\$1,698,600</b> |

### Mill Street Development District Complete Parcel List

| Lot          | Location            | Land Use   | Land Acres   | Total Assessed Parcel Value |
|--------------|---------------------|------------|--------------|-----------------------------|
| R12-1-10     | 200 Mill Street     | Commercial | 1.05         | \$212,500                   |
| R12-1-11     | 166 Mill Street     | Industrial | 2.00         | \$291,500                   |
| R12-1-2      | Mill Street         | Commercial | 1.18         | \$45,800                    |
| R12-1-3      | 186 Mill Street     | Industrial | 0.14         | \$109,600                   |
| R12-1-4      | Timpany Blvd        | Commercial | 0.42         | \$6,600                     |
| R12-1-4A     | Mill Street         | Industrial | 9.27         | \$76,200                    |
| R12-1-4B     | Mill Street         | Industrial | 0.18         | \$4,700                     |
| R12-1-4C     | Mill Street         | Industrial | 0.07         | \$4,400                     |
| R12-1-4D     | Mill Street         | Industrial | 0.05         | \$4,300                     |
| R12-1-4E     | Mill Street         | Industrial | 8.10         | \$96,200                    |
| R12-1-5      | Mill Street         | Commercial | 3.14         | \$113,600                   |
| R12-1-5A     | Mill Street         | Commercial | 3.10         | \$190,600                   |
| R12-1-6      | 216-218 Mill Street | Commercial | 0.22         | \$61,700                    |
| R12-1-7      | Mill Street         | Commercial | 0.24         | \$6,200                     |
| R12-1-9      | 149 Mill Street     | Commercial | 1.05         | \$280,900                   |
| R12-2-2      | 131 Mill Street     | Industrial | 0.34         | \$64,000                    |
| R12-2-5      | Winter Street       | Industrial | 0.78         | \$58,800                    |
| R12-2-6      | Mill Street         | Industrial | 10.40        | \$68,700                    |
| R12-2-7      | 130 Mill Street     | Industrial | 7.26         | \$165,300                   |
| R12-2-8      | Mill Street         | Industrial | 0.14         | \$70,200                    |
| R12-6-2      | 170 Mill Street     | Industrial | 1.50         | \$56,300                    |
| R12-6-8      | Timpany Blvd        | Commercial | 2.53         | \$96,900                    |
| R17-21-3     | Timpany Blvd        | Commercial | 0.39         | \$6,500                     |
| R17-21-4     | Timpany Blvd        | Commercial | 3.33         | \$6,600                     |
| <b>Total</b> |                     |            | <b>56.88</b> | <b>\$2,098,100</b>          |

## Appendix D: Assessor's Certifications

### City of Gardner Assessor's Certification of Acreage

#### Gardner Mill Street Development District and Invested Revenue District

Under the requirements of M.G.L. Chapter 40Q, §2, Development districts (a) the municipality must certify that all Development Districts, both existing and proposed, do not exceed 25% of the total area of the municipality.

I certify that the existing and proposed districts (DIF) do not exceed 25% of the City's total area.

#### Mill Street DIF District Share of Total Acres in Municipality

|                                         |          |
|-----------------------------------------|----------|
| City of Gardner, Total Acres            | 14,144.5 |
| Mill Street DIF District, Total Acres   | 56.88    |
| Downtown DIF District, Total Acres      | 142.07   |
| Total DIF Districts Share of City Total | 1.41%    |

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NAME  
Chief City Assessor

Date

City of Gardner, MA  
City Hall  
95 Pleasant Street  
Gardner, MA 01440

**City of Gardner**  
**DRAFT Assessor's Certification Original Assessed Value**

**Mill Street Development District and Invested Revenue District**

Under the requirements of M.G.L. Chapter 40Q, §1, the assessor must certify the Original Assessed Value of an Invested Revenue District (IRD) as of the Base Date. The Base Date for the Mill Street Development District and Invested Revenue Development District is **January 1, 2023, which is the last assessment date prior to the adoption of the IRD, which is \_\_\_\_\_, 2023.**

For the purposes of the estimates in this document, values as of January 1, 2023, have been used, as follows:

**Mill Street DIF District and IRD Parcel Summary**

| Use Category        | # of<br>Parcels | Total<br>Acres | Total<br>Assessed Value | Taxable<br>Assessed Value |
|---------------------|-----------------|----------------|-------------------------|---------------------------|
| Commercial          | 10              | 13.55          | \$837,300               | \$837,300                 |
| Industrial          | 7               | 23.72          | \$670,700               | \$670,700                 |
| Tax Exempt, Any Use | 7               | 19.61          | \$590,100               | \$190,600                 |
| <b>Total</b>        | <b>24</b>       | <b>56.88</b>   | <b>\$2,098,100</b>      | <b>\$1,698,600</b>        |

---

NAME

Date

Chief City Assessor

City of Gardner, MA  
City Hall  
95 Pleasant Street  
Gardner, MA 01440

**From:** [James M. Walsh](#)  
**To:** [Rob Oliva](#)  
**Cc:** [Alek Dernalowicz](#); [George Tyros](#); [Dane Arnold](#); [Sophie Dorow](#); [Chris Harty](#); [Titi Siriphan](#)  
**Subject:** Re: [EXTERNAL] RE: MassDOT 610672 Gardner, Elm St (SRTS)  
**Date:** Friday, July 14, 2023 9:06:53 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image005.png](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[Gardner Util Reloc Matrix.pdf](#)  
[002\\_610672\\_Drainage Utility Plans TB\\_Alt Design.pdf](#)  
[001\\_610672\\_PSE\\_Highway\\_Plans PSE Design.pdf](#)

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Thanks Rob. Hopefully we can make some progress.  
In the meantime, I invite a response to the availability of everyone for a PSC meeting on Thursday, 8/3/23 at 8:00am.  
Regards,

Jim Walsh

On Jul 14, 2023, at 8:06 AM, Rob Oliva <[roliva@gardner-ma.gov](mailto:roliva@gardner-ma.gov)> wrote:

Good Morning,

I received these emails last evening for the sketches requested for alternative placement of poles on Elm Street. These are a result of the meeting that Councilor Walsh and I had with National Grid, MassDOT, and Tighe & Bond regarding the National Grid pole petition on Elm Street.

I'll be reviewing these plans and will pass along any comments that I have.

Regards,

Rob

Robert Oliva  
City Engineer | City of Gardner  
50 Manca Drive – Gardner, MA 01440  
**Phone:** 978-630-8195  
**Email:** [roliva@gardner-ma.gov](mailto:roliva@gardner-ma.gov)

---

**From:** Goodale, Ross A. (DOT) <ross.a.goodale@state.ma.us>  
**Sent:** Friday, July 14, 2023 7:43 AM  
**To:** Greg Lucas <GLucas@TigheBond.com>; Sandra Annis <Sandra.Annis@nationalgrid.com>; Handfield, Richard (DOT) <richard.handfield@state.ma.us>; Rob Oliva <roliva@gardner-ma.gov>  
**Cc:** Vincent Loguidice <Vincent.Loguidice@nationalgrid.com>; Tzy Hsu <Tzy.Hsu@nationalgrid.com>; Jarad Aker <Jarad.Aker@nationalgrid.com>; Kristopher Surette <ksurette@tighebond.com>; Shedd, David G. (DOT) <david.shedd@state.ma.us>  
**Subject:** [EXTERNAL] RE: MassDOT 610672 Gardner, Elm St (SRTS)

**CAUTION:** This email originated from a sender outside of the City of Gardner mail system. Do not click on links or open attachments unless you verify the sender and know the content is safe.

Thanks, Greg, for putting this together.

I want to point out that while the poles were moved from the properties in question this new design still needs to be reviewed and approved by National Grid (and other utilities). Impacts to the alternative design can be fully detailed after that.

Ross

---

**From:** Greg Lucas <GLucas@TigheBond.com>  
**Sent:** Thursday, July 13, 2023 7:56 PM  
**To:** Sandra Annis <Sandra.Annis@nationalgrid.com>; Goodale, Ross A. (DOT) <Ross.A.Goodale@dot.state.ma.us>; Handfield, Richard (DOT) <Richard.Handfield@dot.state.ma.us>; Rob Oliva <roliva@gardner-ma.gov>  
**Cc:** Vincent Loguidice <Vincent.Loguidice@nationalgrid.com>; Tzy Hsu <Tzy.Hsu@nationalgrid.com>; Jarad Aker <Jarad.Aker@nationalgrid.com>; Kristopher Surette <ksurette@tighebond.com>; Shedd, David G. (DOT) <David.Shedd@dot.state.ma.us>  
**Subject:** RE: MassDOT 610672 Gardner, Elm St (SRTS)

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

All-

Following our meeting, Tighe & Bond and Ross Goodale from MassDOT collaborated on an alternate design for utility poles and overhead wire layout based on abutter concerns which were brought to the City Council through its Public Service Committee.

The alternate layout requires additional easements for pole layout, pole anchors, and aerial trespass, which are likely to delay the current project schedule.

The attached documents outline the design that was included in the May 9<sup>th</sup> PS&E design submitted to MassDOT, the alternate design, and provide comparison of layout and impacts between the two plans.

Please let us know if you have any questions.

Thanks,  
Greg

**Greg Lucas, PE, PTOE, RSP1**

Senior Project Manager

o. 781.375.2554 | m. 617.894.0579

---

One University Avenue, Suite #100, Westwood, MA 02090

w: [tigebond.com](http://tigebond.com) | [halvorsondesign.com](http://halvorsondesign.com)



Gardner – Elm Street (Safe Routes to School) – MassDOT Project No. 610672

**Utility Pole Relocation Alternatives**

National Grid’s Pole Petition for the project was submitted to the Public Service Committee of the Gardner City Council. The Pole Petition is based on the design included in the PS&E submission to MassDOT on 5/9/2023. The pole layout included in the PS&E design was primarily based on the Utility Site Walk held on 12/2/21 which included Tighe & Bond (formerly WorldTech Engineering), MassDOT, National Grid, Verizon, Comcast, Crown Castle, and the City of Gardner.

The City received feedback on National Grid’s Pole Petition from property owners at 137 Elm Street and 147 Elm Street regarding impacts of the proposed design on their property. The City requested a meeting which was held virtually on 6/29/23 with National Grid, MassDOT and Tighe & Bond to discuss abutter concerns, including a request for an alternate design. Descriptions below compare the Alternate Design to the PS&E Design, with treatments and impacts summarized for comparison.

| Item                                                                                                                    | PS&E Design                                                       | Alternate Design                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Utility Poles</b>                                                                                                    |                                                                   |                                                                                                                                                                   |
| #NG 6<br>(opposite 129 Elm Street)                                                                                      | Relocated slightly, stays on east side of Elm St, anchor required | Relocated slightly, stays on east side of Elm St, anchor not required                                                                                             |
| #6-80<br>(opposite 137 Elm Street)                                                                                      | Relocate from east side of Elm St to west side                    | Relocated slightly to the north and east, keep on east side of Elm St, requires anchor                                                                            |
| #MECO 7<br>(opposite 147 Elm Street)                                                                                    | Pole eliminated – street light relocated to #7-99                 | Pole relocated, requires anchor                                                                                                                                   |
| #7-99<br>(153 Elm Street)                                                                                               | Relocated slightly to prop. grass strip on west side of Elm St    | Eliminated                                                                                                                                                        |
| #8<br>(159 Elm Street)                                                                                                  | Relocated slightly to prop. grass strip on west side of Elm St    | Relocated slightly to prop. grass strip on west side of Elm St, requires anchor                                                                                   |
| <b>Overhead Lines</b>                                                                                                   |                                                                   |                                                                                                                                                                   |
| Primary overhead lines from the north are on the east (school) side of Elm Street, crossing between pole MECO 7 and #8. | Primary overhead lines cross from #NG 6 to relocated #6-80        | Primary overhead lines remain on east side and cross between relocated MECO 7 and #8. Aerial easement needed from school property.                                |
| <b>Property Impacts</b>                                                                                                 |                                                                   |                                                                                                                                                                   |
| City of Gardner School Department<br>160 Elm Street                                                                     | Permanent Utility Easement (PUE) needed for Pole #NG 6.           | PUE potentially eliminated for Pole #NG-6, new PUEs needed for #6-80 and #MECO 7. Aerial easement needed for overhead line. Tree trimming required for clearance. |
| 137 Elm Street                                                                                                          | PUE needed for relocated #6-80.                                   | Relocated pole and PUE eliminated.                                                                                                                                |
| 147 Elm Street                                                                                                          | No impacts. Tree trimming required in City layout.                | No impacts.                                                                                                                                                       |
| 153 Elm Street                                                                                                          | No impacts.                                                       | No impacts.                                                                                                                                                       |
| 159 Elm Street                                                                                                          | No impacts.                                                       | PUE required for anchor.                                                                                                                                          |

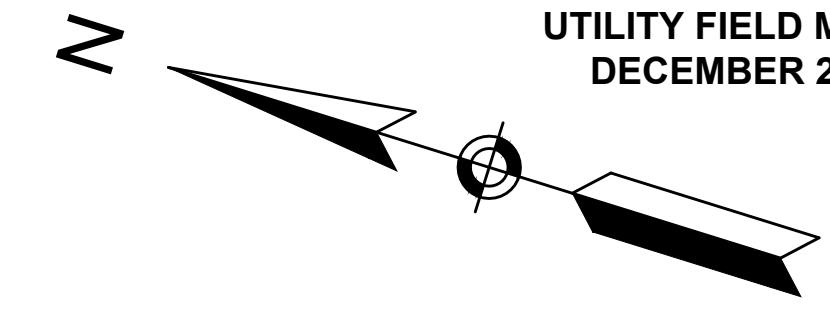




### GARDNER ELM STREET

| STATE            | FED. AID PROJ. NO. | SHEET NO. | TOTAL SHEETS |
|------------------|--------------------|-----------|--------------|
| MA               | -                  | 20        | 27           |
| PROJECT FILE NO. |                    | 610672    |              |

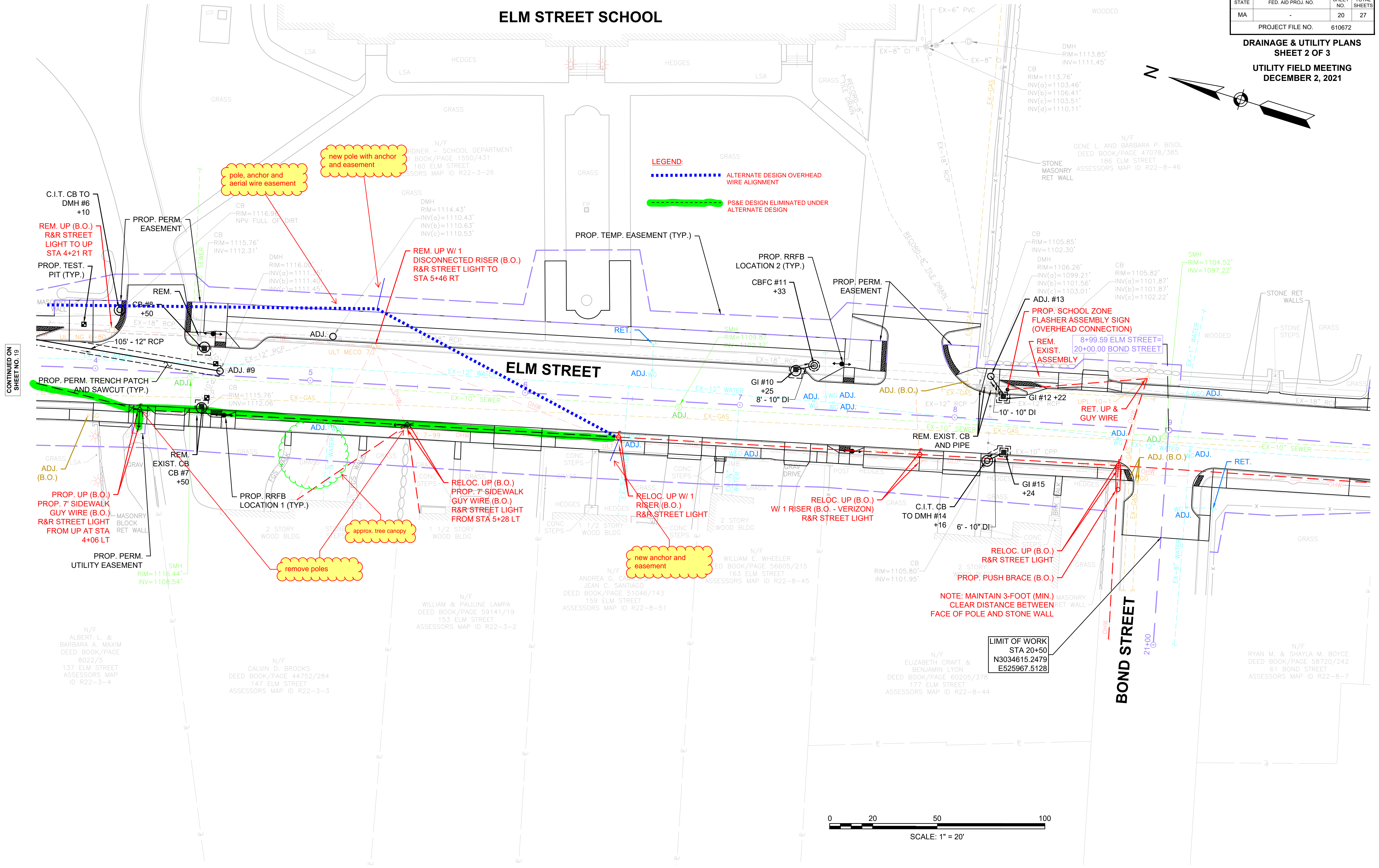
**DRAINAGE & UTILITY PLANS**  
SHEET 2 OF 3  
**UTILITY FIELD MEETING**  
DECEMBER 2, 2021



## ELM STREET SCHOOL

### LEGEND:

- ALTERNATE DESIGN OVERHEAD WIRE ALIGNMENT
- PS&E DESIGN ELIMINATED UNDER ALTERNATE DESIGN

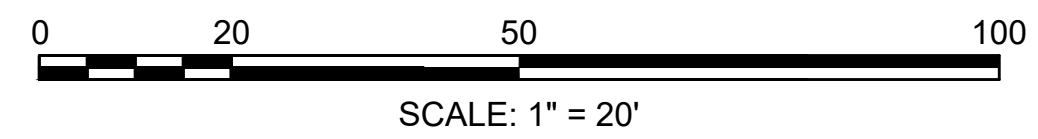


CONTINUED ON SHEET NO. 19

CONTINUED ON SHEET NO. 21

NOTE: MAINTAIN 3-FOOT (MIN.) CLEAR DISTANCE BETWEEN FACE OF POLE AND STONE WALL

LIMIT OF WORK  
STA 20+50  
N3034615.2479  
E525967.5128

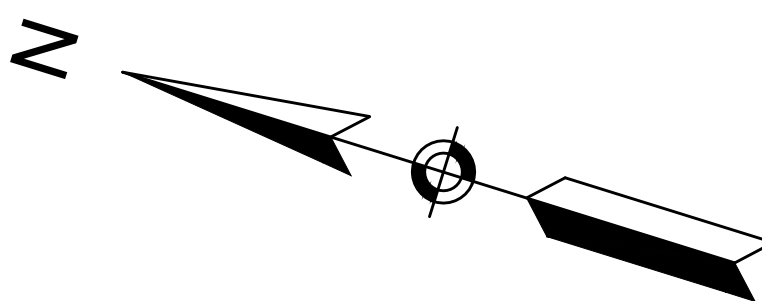




| GARDNER<br>ELM STREET |                    |           |              |
|-----------------------|--------------------|-----------|--------------|
| STATE                 | FED. AID PROJ. NO. | SHEET NO. | TOTAL SHEETS |
| MA                    | -                  | 21        | 27           |
| PROJECT FILE NO.      |                    | 610672    |              |

**DRAINAGE & UTILITY PLANS  
SHEET 3 OF 3**

**UTILITY FIELD MEETING  
DECEMBER 2, 2021**

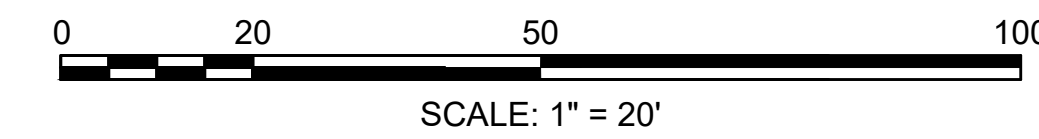
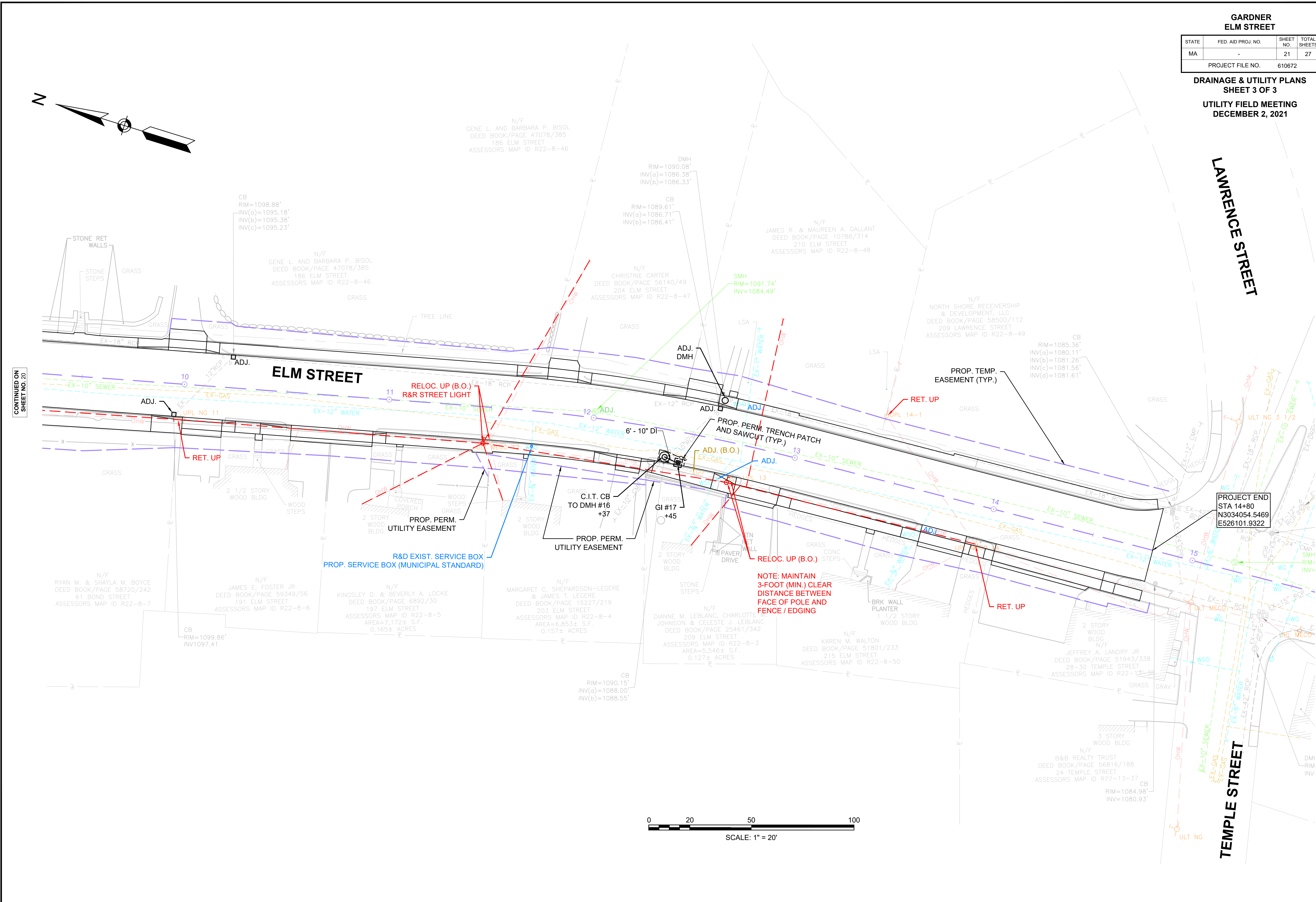


**LAWRENCE STREET**

**TEMPLE STREET**

CONTINUED ON  
SHEET NO. 20

PROJECT END  
STA 14+80  
N3034054.5469  
E526101.9322



**NOTE: MAINTAIN  
3-FOOT (MIN.) CLEAR  
DISTANCE BETWEEN  
FACE OF POLE AND  
FENCE / EDGING**

N/F  
GENE L. AND BARBARA P. BISOL  
DEED BOOK/PAGE 47078/385  
186 ELM STREET  
ASSESSORS MAP ID R22-8-46

N/F  
JAMES R. & MAUREEN A. GALLANT  
DEED BOOK/PAGE 10788/314  
210 ELM STREET  
ASSESSORS MAP ID R22-8-48

N/F  
GENE L. AND BARBARA P. BISOL  
DEED BOOK/PAGE 47078/385  
186 ELM STREET  
ASSESSORS MAP ID R22-8-46

N/F  
CHRISTINE CARTER  
DEED BOOK/PAGE 56140/49  
204 ELM STREET  
ASSESSORS MAP ID R22-8-47

N/F  
NORTH SHORE RECEIVERSHIP  
& DEVELOPMENT, LLC  
DEED BOOK/PAGE 58500/112  
209 LAWRENCE STREET  
ASSESSORS MAP ID R22-8-49

N/F  
RYAN M. & SHAYLA M. BOYCE  
DEED BOOK/PAGE 58720/242  
61 BOND STREET  
ASSESSORS MAP ID R22-8-7

N/F  
JAMES E. FOSTER JR  
DEED BOOK/PAGE 59349/56  
191 ELM STREET  
ASSESSORS MAP ID R22-8-6

N/F  
KINGSLEY D. & BEVERLY A. LOCKE  
DEED BOOK/PAGE 6892/30  
197 ELM STREET  
ASSESSORS MAP ID R22-8-5  
AREA=7,172± S.F.  
0.165± ACRES

N/F  
MARGARET C. SHEPARDSON-LEGERE  
& JAMES T. LEGERE  
DEED BOOK/PAGE 15227/219  
203 ELM STREET  
ASSESSORS MAP ID R22-8-4  
AREA=6,853± S.F.  
0.157± ACRES

N/F  
DIANNE M. LEBLANC, CHARLOTTE  
JOHNSON & CELESTE J. LEBLANC  
DEED BOOK/PAGE 25461/342  
209 ELM STREET  
ASSESSORS MAP ID R22-8-3  
AREA=5,546± S.F.  
0.127± ACRES

N/F  
KAREN M. WALTON  
DEED BOOK/PAGE 51801/233  
215 ELM STREET  
ASSESSORS MAP ID R22-8-50

N/F  
JEFFREY A. LANDRY JR  
DEED BOOK/PAGE 51943/338  
28-30 TEMPLE STREET  
ASSESSORS MAP ID R22-13-38

N/F  
B&B REALTY TRUST  
DEED BOOK/PAGE 56816/188  
24 TEMPLE STREET  
ASSESSORS MAP ID R22-13-37

CB  
RIM=1099.86'  
INV1097.41'

CB  
RIM=1090.15'  
INV(a)=1088.00'  
INV(b)=1088.55'

DMH  
RIM=1090.08'  
INV(a)=1086.38'  
INV(b)=1086.33'

CB  
RIM=1089.61'  
INV(a)=1086.71'  
INV(b)=1086.41'

SMH  
RIM=1091.74'  
INV=1084.49'

CB  
RIM=1085.36'  
INV(a)=1080.11'  
INV(b)=1081.26'  
INV(c)=1081.56'  
INV(d)=1081.61'

DMH  
RIM  
INV





GARDNER  
ELM STREET

|                         |                    |           |              |
|-------------------------|--------------------|-----------|--------------|
| STATE                   | FED. AID PROJ. NO. | SHEET NO. | TOTAL SHEETS |
| MA                      | -                  | 20        | 55           |
| PROJECT FILE NO. 610872 |                    |           |              |

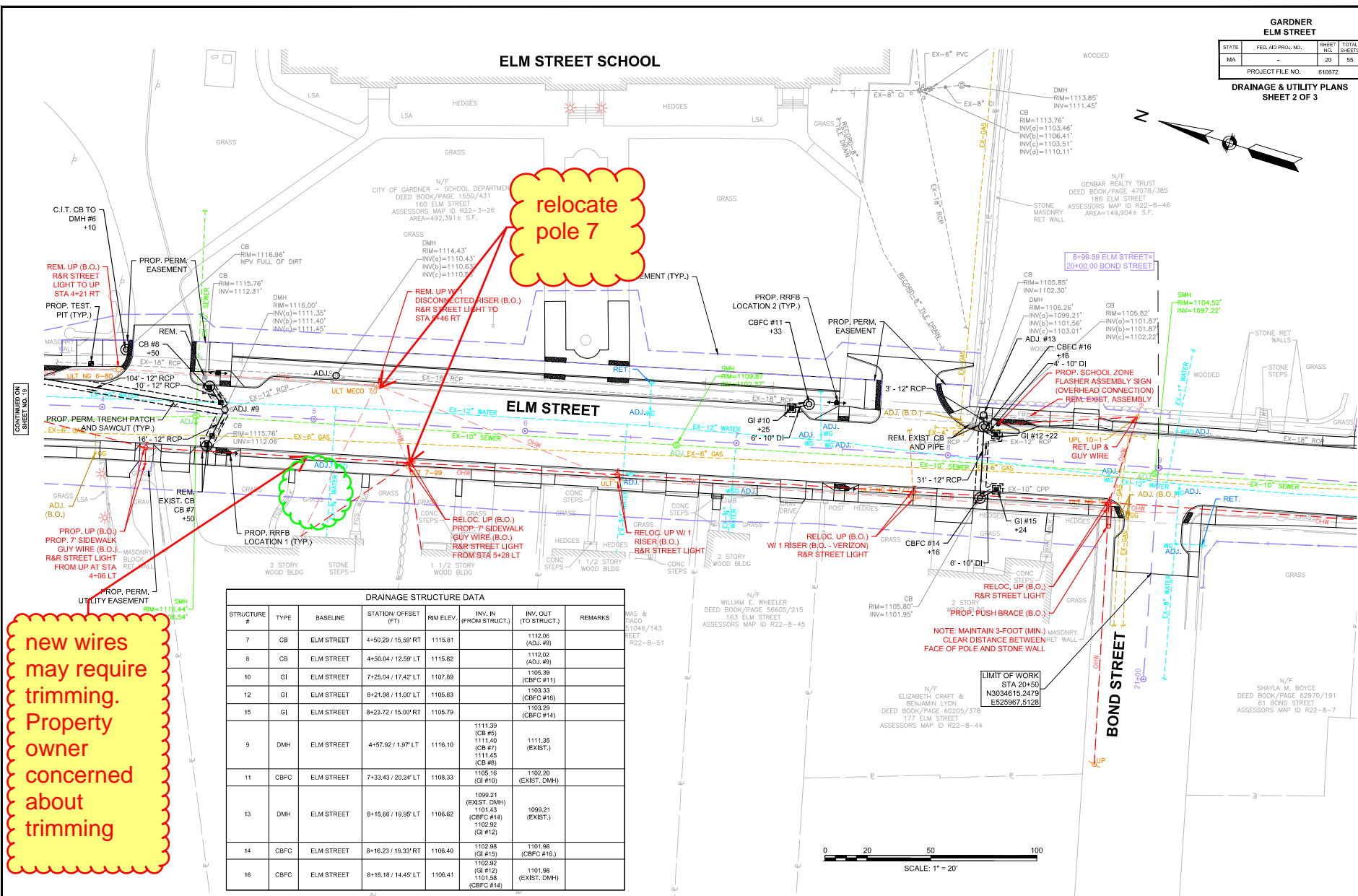
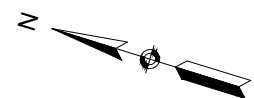
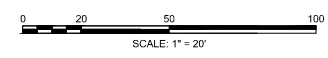
DRAINAGE & UTILITY PLANS  
SHEET 2 OF 3

ELM STREET SCHOOL

relocate pole 7

new wires may require trimming. Property owner concerned about trimming

| DRAINAGE STRUCTURE DATA |      |            |                     |           |                                                                |                       |         |
|-------------------------|------|------------|---------------------|-----------|----------------------------------------------------------------|-----------------------|---------|
| STRUCTURE #             | TYPE | BASELINE   | STATION/OFFSET (FT) | RIM ELEV. | INV. IN (FROM STRUCT.)                                         | INV. OUT (TO STRUCT.) | REMARKS |
| 7                       | CB   | ELM STREET | 4+50.29 / 15.99' RT | 1115.81   |                                                                | 1112.06 (ADJ. #9)     |         |
| 8                       | CB   | ELM STREET | 4+50.04 / 12.59' LT | 1115.82   |                                                                | 1112.02 (ADJ. #9)     |         |
| 10                      | GI   | ELM STREET | 7+25.04 / 17.42' LT | 1107.89   |                                                                | 1105.39 (CBFC #11)    |         |
| 12                      | GI   | ELM STREET | 8+21.98 / 11.00' LT | 1105.83   |                                                                | 1103.33 (CBFC #16)    |         |
| 15                      | GI   | ELM STREET | 8+23.72 / 15.00' RT | 1105.79   |                                                                | 1103.29 (CBFC #14)    |         |
| 9                       | DMH  | ELM STREET | 4+57.92 / 1.97' LT  | 1116.10   | 1111.39 (CB #5)<br>1111.40 (CB #7)<br>1111.45 (CB #8)          | 1111.35 (EXIST.)      |         |
| 11                      | CBFC | ELM STREET | 7+33.43 / 20.24' LT | 1108.33   | 1105.15 (GI #10)                                               | 1102.20 (EXIST. DMH)  |         |
| 13                      | DMH  | ELM STREET | 8+15.66 / 19.95' LT | 1106.62   | 1099.21 (EXIST. DMH)<br>1101.43 (CBFC #14)<br>1102.92 (GI #12) | 1099.21 (EXIST.)      |         |
| 14                      | CBFC | ELM STREET | 8+16.23 / 19.33' RT | 1106.40   | 1102.88 (GI #15)<br>1102.92 (GI #12)                           | 1101.88 (CBFC #16)    |         |
| 16                      | CBFC | ELM STREET | 8+16.18 / 14.45' LT | 1106.41   | 1101.58 (CBFC #14)                                             | 1101.88 (EXIST. DMH)  |         |



CONTINUED ON SHEET NO. 19

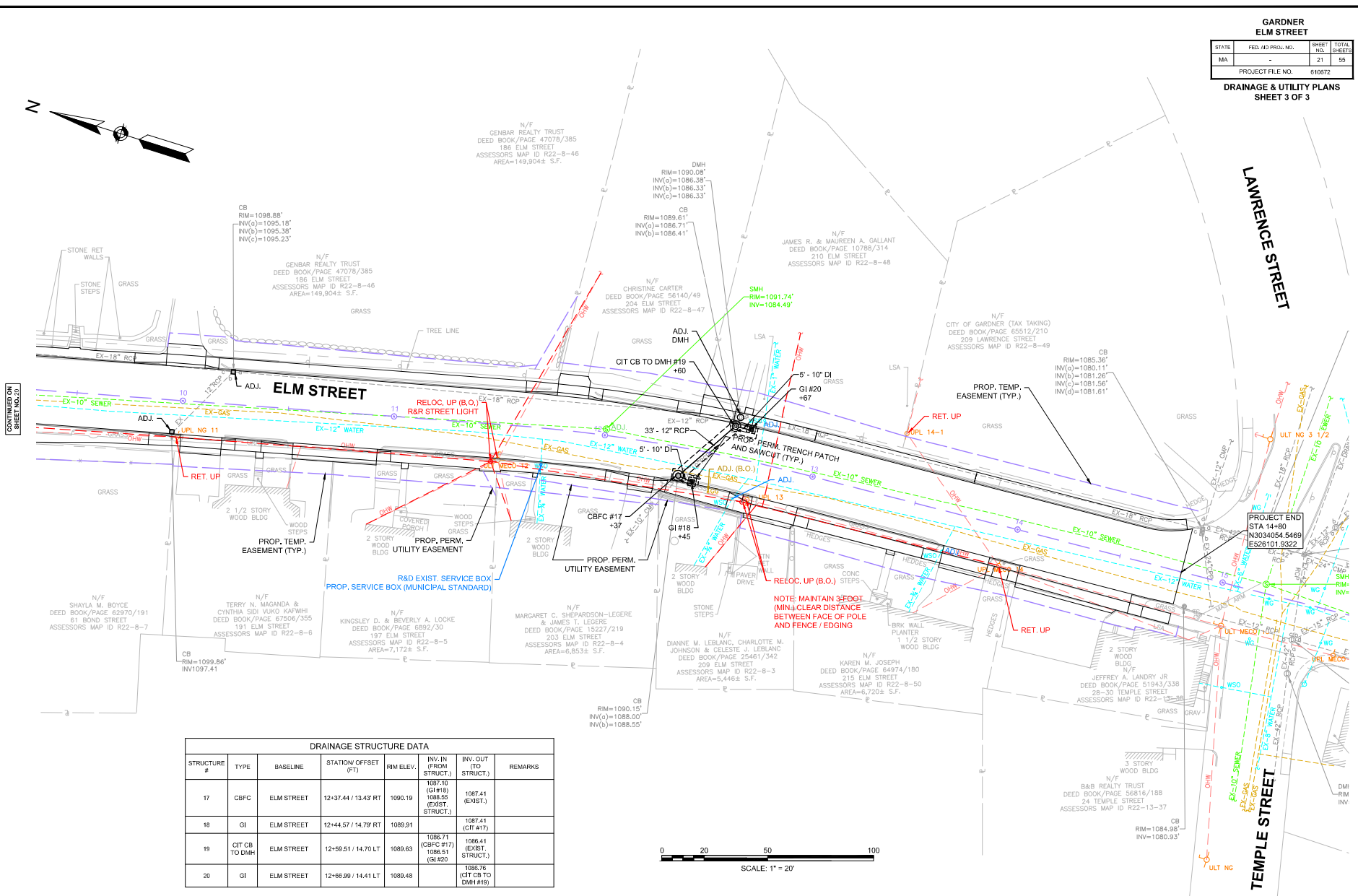
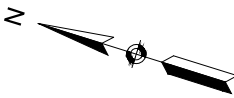
CONTINUED ON SHEET NO. 21

STATE OF MASSACHUSETTS  
PLANNING BOARD  
11/12/2023 11:42 AM

GARDNER  
ELM STREET

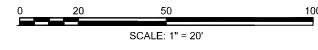
|                  |                    |           |              |
|------------------|--------------------|-----------|--------------|
| STATE            | FED. AID PROJ. NO. | SHEET NO. | TOTAL SHEETS |
| MA               |                    | 21        | 55           |
| PROJECT FILE NO. |                    | 610872    |              |

DRAINAGE & UTILITY PLANS  
SHEET 3 OF 3



CONTINUED ON  
SHEET NO. 20

| DRAINAGE STRUCTURE DATA |               |            |                     |           |                        |                             |         |
|-------------------------|---------------|------------|---------------------|-----------|------------------------|-----------------------------|---------|
| STRUCTURE #             | TYPE          | BASELINE   | STATION/OFFSET (FT) | RIM ELEV. | INV. IN (FROM STRUCT.) | INV. OUT (TO STRUCT.)       | REMARKS |
| 17                      | CBFC          | ELM STREET | 12+37.44 / 13.43 RT | 1080.19   | 1087.10 (GI #18)       | 1087.41 (EXIST. STRUCT.)    |         |
| 18                      | GI            | ELM STREET | 12+44.57 / 14.79 RT | 1089.91   | 1087.41 (GI #17)       | 1087.41 (EXIST. STRUCT.)    |         |
| 19                      | CIT CB TO DMH | ELM STREET | 12+59.51 / 14.70 LT | 1080.63   | 1086.71 (CBFC #17)     | 1086.41 (EXIST. STRUCT.)    |         |
| 20                      | GI            | ELM STREET | 12+66.99 / 14.41 LT | 1080.48   | 1086.51 (GI #20)       | 1086.76 (CIT CB TO DMH #19) |         |





**CITY OF GARDNER**  
**MASSACHUSETTS 01440-2630**

OFFICE OF THE  
**CITY CLERK**

Room 121, City Hall  
Tel (978) 630-4058  
Fax (978) 630-2589

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**NOTICE TO ABUTTERS**

May 23, 2023

TO ABUTTERS AND OTHER INTERESTED PARTIES:

Pursuant to the provisions of M.G.L., c. 166, §22, you are hereby notified that a Public Hearing will be conducted on **TUESDAY, JUNE 20, 2023 at 7:30 o'clock P.M.** on the petition of Massachusetts Electric Company, d/b/a NATIONAL GRID and VERIZON NEW ENGLAND, INC. for permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies:

ELM STREET – A Petition by National Grid and Verizon New England Inc., Elm Street – to install 1, Remove 1 and Relocate 1 Jointly Owned Pole on Elm Street beginning at a point approximately 360 feet southeast of the centerline of the intersection of Elm Street and Cross Street and continuing approximately 500 feet in a south direction. P6-80 Replace and Relocate +/- 30' West. Install anchor guy on West of Pole. P7-99 is being removed. P10-99 is installing Push Brace on West side of P10.

A sketch of the proposed pole location is attached for your edification.

CITY COUNCIL OF GARDNER

By: TITI SIRIPHAN  
City Clerk





## ENGINEERING DEPARTMENT

### CITY OF GARDNER

50 Manca Drive, Gardner MA 01440

Robert E. Oliva, City Engineer  
Telephone (978) 630-8195  
roliva@gardner-ma.gov

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### PROJECT REVIEW MEMORANDUM

**To:** Public Service Committee

**Cc:** Dane Arnold, DPW Director  
Christine Harty, DPW Administrative Asst.  
Titi Siriphan, City Clerk

**From:** Robert Oliva – City Engineer

**Date:** May 26, 2023

**Project:** National Grid City Council Pole Petition  
City Council Item #10993

National Grid has submitted a pole petition for removing and placing new poles and guys/braces on Elm Street. I have inspected the proposed locations, reviewed the petition application, and offer the following comments below in italics:

- At existing pole P10 a new push brace pole P10-99 is proposed. *No comment.*
- Existing pole P7-99 to be removed. *As there is no replacement for this pole, the existing streetlight should be returned to the City.*
- Existing pole P6-80 to be removed and replaced on opposite side of Elm Street. *The existing streetlight should be returned to the City for installation on the new pole location.*
- Proposed pole P6-80 is to be installed on west side of Elm Street. *The proposed location of the pole was not marked in the field. It would appear that it is proposed at the back of the sidewalk in a narrow grass strip between driveways 137 and 147 Elm Street.*
- Existing overhead wires from existing poles P7 to P7-99 to P6-80 to a pole not shown on the plan are proposed to be removed. New overhead wires are proposed from poles P8 to P7 to P6-80 and terminating at an existing pole (crossing over Elm Street) not shown on the plan. *No comment.*

Questions contact – Jarad Aker 774-453-2817

**PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

North Andover, Massachusetts

To the City Council  
Of Gardner, Massachusetts

Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Elm St - National Grid to install 1 JO Pole, remove 1 SO Pole and Relocate 1 SO Pole on Elm St beginning at a point approximately 360 feet southeast of the centerline of the intersection of Elm St & Cross St and continuing approximately 500 feet in a south direction. P6-80 Replace and Relocate +/- 30' West. Install anchor guy on West of Pole. P7-99 is being removed. P10-99 is installing Push Brace on West side of P10.

Location approximately as shown on plan attached

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Elm St - Gardner - Massachusetts.

**No. 30394729** June 21, 2023

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Pat Shea*

BY \_\_\_\_\_  
Engineering Department

VERIZON NEW ENGLAND, INC.

BY \_\_\_\_\_  
Manager / Right of Way

**ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS**

To the City Council - Gardner, Massachusetts

Notice having been given and public hearing held, as provided by law, IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 21st day of June, 2023.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Elm St - Gardner - Massachusetts.

**No. 30394729** Dated June 21, 2023. Filed with this order

There may be attached to said poles by Massachusetts Electric Company d/b/a National Grid and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Elm St - National Grid to install 1 JO Pole, remove 1 SO Pole and Relocate 1 SO Pole on Elm St beginning at a point approximately 360 feet southeast of the centerline of the intersection of Elm St & Cross St and continuing approximately 500 feet in a south direction. P6-80 Replace and Relocate +/- 30' West. Install anchor guy on West of Pole. P7-99 is being removed. P10-99 is installing Push Brace on West side of P10.

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the of the City/Town of \_\_\_\_\_, Massachusetts held on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Massachusetts City/Town Clerk.  
20\_\_

Received and entered in the records of location orders of the City/Town of  
Book \_\_\_\_\_ Page \_\_\_\_\_

Attest:  
City/Town Clerk

I hereby certify that on \_\_\_\_\_ 20\_\_\_\_, at \_\_\_\_\_ o'clock, M  
at \_\_\_\_\_ a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND, INC.

for permission to erect the poles, wires, and fixtures described in the order herewith recorded, and  
that we mailed at least seven days before said hearing a written notice of the time and place of said  
hearing to each of the owners of real estate (as determined by the last preceding assessment for  
taxation) along the ways or parts of ways upon which the Company is permitted to erect  
poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

.....  
.....  
.....  
.....

Board or Council of Town or City, Massachusetts

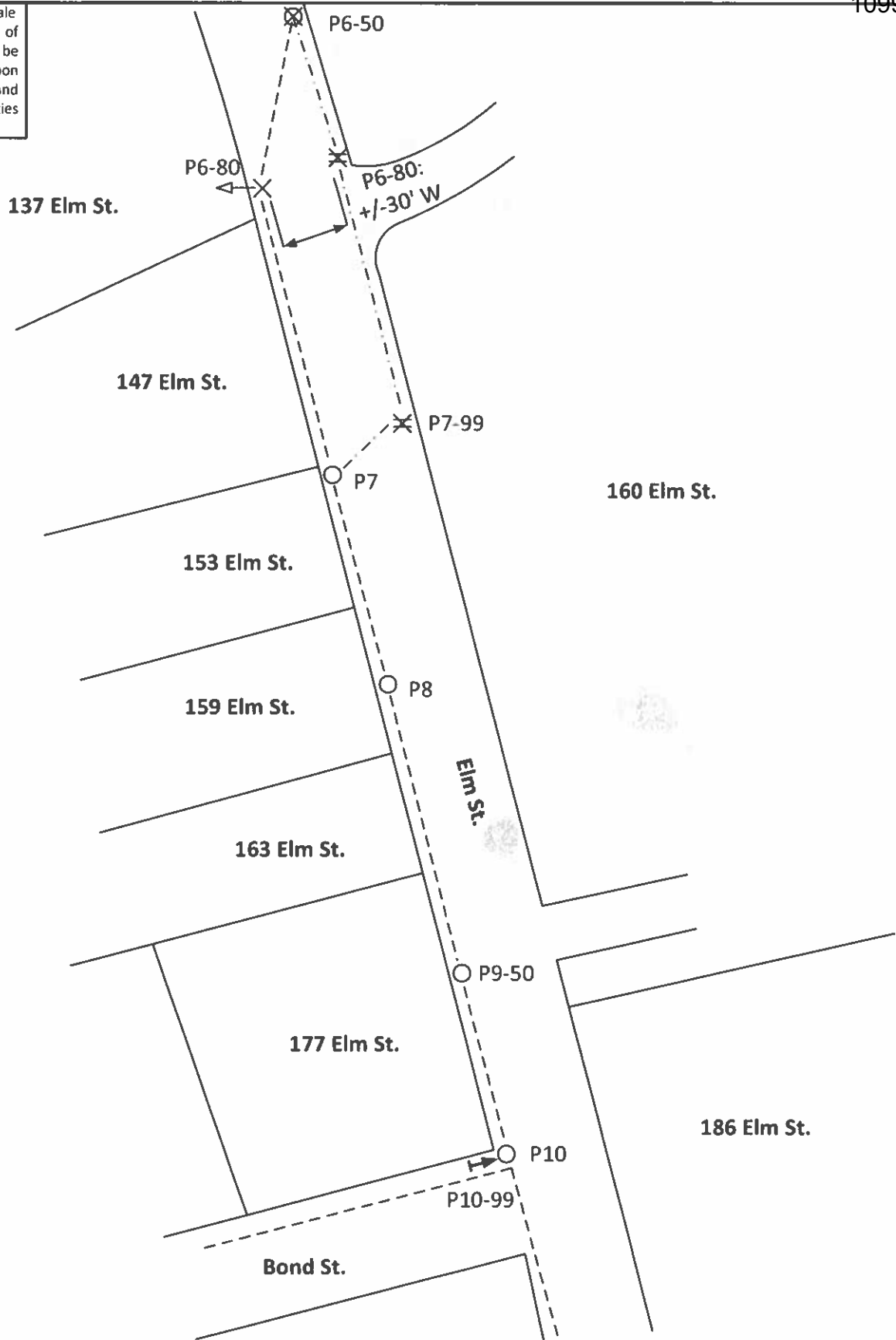
CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of  
hearing with notice adopted by the \_\_\_\_\_ of the City of \_\_\_\_\_  
Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, and recorded with the  
records of location orders of the said City, Book \_\_\_\_\_, Page \_\_\_\_\_. This certified copy  
is made under the provisions of Chapter 166 of General Laws and any additions thereto or  
amendments thereof.

Attest:  
City/Town Clerk



Exhibit "A" - Not to Scale  
 The exact location of said facilities to be established by and upon the installation and erection of the facilities thereof.



**Legend**

|                   |                    |                          |
|-------------------|--------------------|--------------------------|
| JO Pole ○         | Inst SO Pole ×     | Rem SO Pole ⊗            |
| Inst Push Brace → | OH Conductor - - - | Rem OH Conductor - · - · |
| Inst Anchor/Guy ← | Repl SO Pole ⊗     |                          |

**DOT - 610672**

160 Elm St. Gardner, Ma.

Date: 3/27/23  
 Designer: AKERJA  
 WR: 30394729

**Notes:** Relocate p6-80 +/- 30' W & install anchor/guy. Remove p7-99. Install push brace p10-99 on W side of p10  
 Sheet 1 of 1





|           |      |            |      |
|-----------|------|------------|------|
| CADDISHER |      | ELM STREET |      |
| DATE      | REV. | DATE       | REV. |
| 10/15/10  | 1    | 10/15/10   | 1    |
| 11/10/10  | 2    | 11/10/10   | 2    |
| 12/10/10  | 3    | 12/10/10   | 3    |
| 01/11/11  | 4    | 01/11/11   | 4    |
| 02/11/11  | 5    | 02/11/11   | 5    |
| 03/11/11  | 6    | 03/11/11   | 6    |
| 04/11/11  | 7    | 04/11/11   | 7    |
| 05/11/11  | 8    | 05/11/11   | 8    |
| 06/11/11  | 9    | 06/11/11   | 9    |
| 07/11/11  | 10   | 07/11/11   | 10   |
| 08/11/11  | 11   | 08/11/11   | 11   |
| 09/11/11  | 12   | 09/11/11   | 12   |
| 10/11/11  | 13   | 10/11/11   | 13   |
| 11/11/11  | 14   | 11/11/11   | 14   |
| 12/11/11  | 15   | 12/11/11   | 15   |
| 01/12/12  | 16   | 01/12/12   | 16   |
| 02/12/12  | 17   | 02/12/12   | 17   |
| 03/12/12  | 18   | 03/12/12   | 18   |
| 04/12/12  | 19   | 04/12/12   | 19   |
| 05/12/12  | 20   | 05/12/12   | 20   |
| 06/12/12  | 21   | 06/12/12   | 21   |
| 07/12/12  | 22   | 07/12/12   | 22   |
| 08/12/12  | 23   | 08/12/12   | 23   |
| 09/12/12  | 24   | 09/12/12   | 24   |
| 10/12/12  | 25   | 10/12/12   | 25   |
| 11/12/12  | 26   | 11/12/12   | 26   |
| 12/12/12  | 27   | 12/12/12   | 27   |
| 01/13/13  | 28   | 01/13/13   | 28   |
| 02/13/13  | 29   | 02/13/13   | 29   |
| 03/13/13  | 30   | 03/13/13   | 30   |
| 04/13/13  | 31   | 04/13/13   | 31   |
| 05/13/13  | 32   | 05/13/13   | 32   |
| 06/13/13  | 33   | 06/13/13   | 33   |
| 07/13/13  | 34   | 07/13/13   | 34   |
| 08/13/13  | 35   | 08/13/13   | 35   |
| 09/13/13  | 36   | 09/13/13   | 36   |
| 10/13/13  | 37   | 10/13/13   | 37   |
| 11/13/13  | 38   | 11/13/13   | 38   |
| 12/13/13  | 39   | 12/13/13   | 39   |
| 01/14/14  | 40   | 01/14/14   | 40   |
| 02/14/14  | 41   | 02/14/14   | 41   |
| 03/14/14  | 42   | 03/14/14   | 42   |
| 04/14/14  | 43   | 04/14/14   | 43   |
| 05/14/14  | 44   | 05/14/14   | 44   |
| 06/14/14  | 45   | 06/14/14   | 45   |
| 07/14/14  | 46   | 07/14/14   | 46   |
| 08/14/14  | 47   | 08/14/14   | 47   |
| 09/14/14  | 48   | 09/14/14   | 48   |
| 10/14/14  | 49   | 10/14/14   | 49   |
| 11/14/14  | 50   | 11/14/14   | 50   |
| 12/14/14  | 51   | 12/14/14   | 51   |
| 01/15/15  | 52   | 01/15/15   | 52   |
| 02/15/15  | 53   | 02/15/15   | 53   |
| 03/15/15  | 54   | 03/15/15   | 54   |
| 04/15/15  | 55   | 04/15/15   | 55   |
| 05/15/15  | 56   | 05/15/15   | 56   |
| 06/15/15  | 57   | 06/15/15   | 57   |
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| 01/16/16  | 64   | 01/16/16   | 64   |
| 02/16/16  | 65   | 02/16/16   | 65   |
| 03/16/16  | 66   | 03/16/16   | 66   |
| 04/16/16  | 67   | 04/16/16   | 67   |
| 05/16/16  | 68   | 05/16/16   | 68   |
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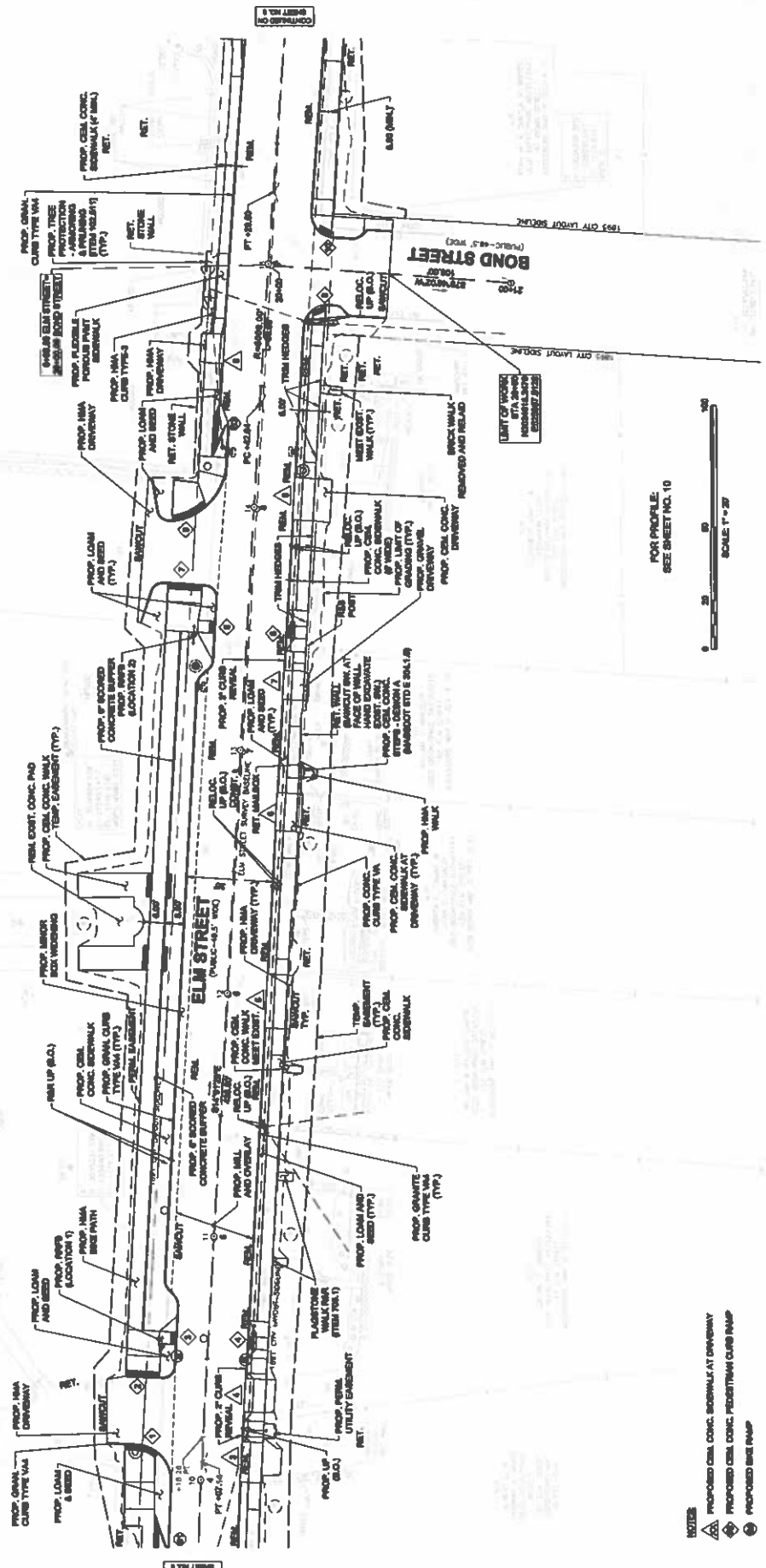
ROADWAY GUARD DETAILS  
NONE

TRAFFIC SIGNAL ALTERATIONS  
NONE

WATER SUPPLY ALTERATIONS  
NONE

DRAINAGE DETAILS  
SEE SHEET 20

# ELM STREET SCHOOL



- NOTES**
- ▲ PROPOSED CONCRETE SIDEWALK AT DRIVEWAY
  - ◊ PROPOSED CONCRETE SIDEWALK AT DRIVEWAY
  - PROPOSED SIDE PAVEMENT



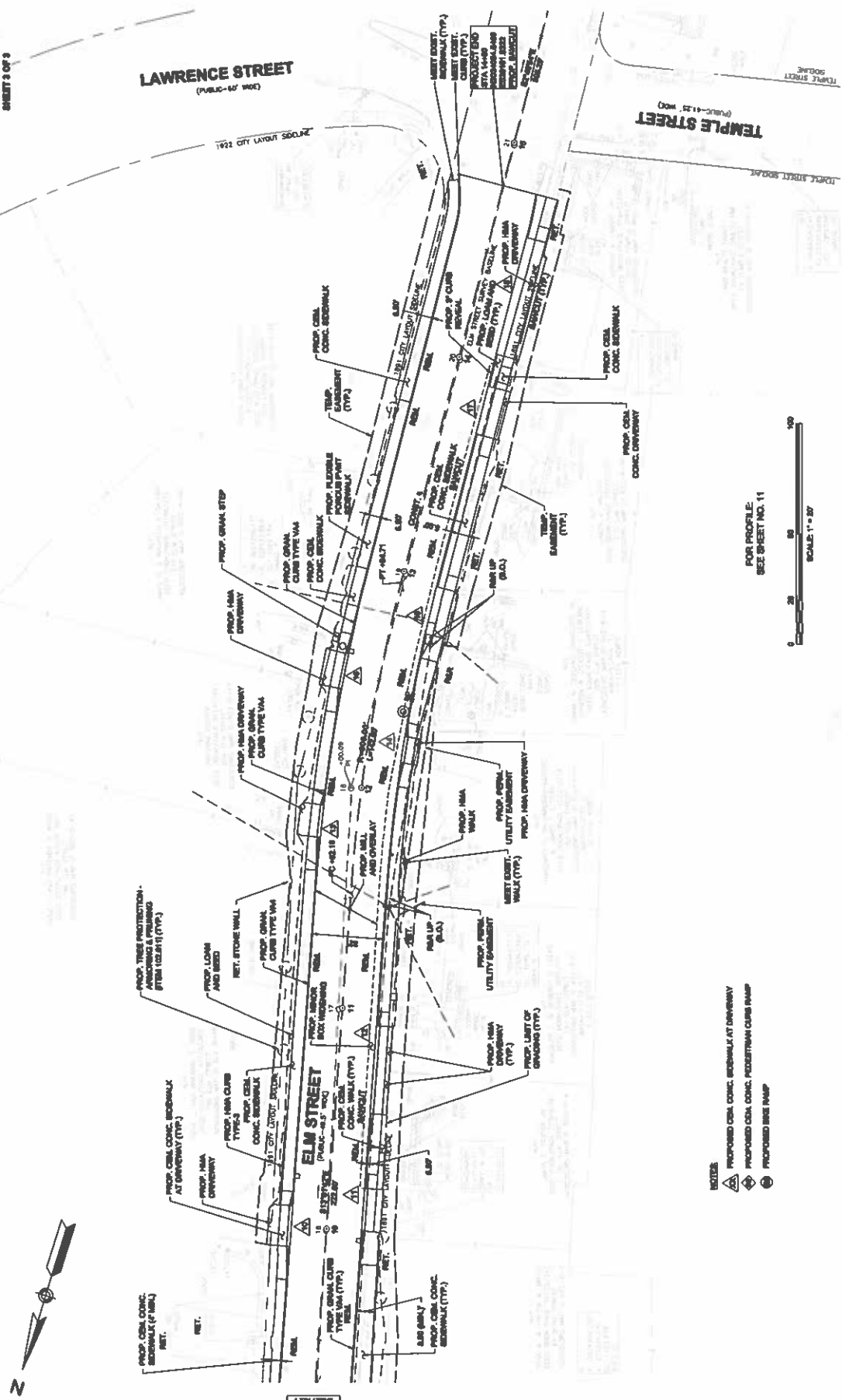
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| OWNER              |  | PROJECT NO. |  |
| CITY OF CHICAGO    |  | 100-000000  |  |
| PROJECT NAME       |  | PROJECT NO. |  |
| RECONSTRUCTION OF  |  | PROJECT NO. |  |
| CONSTRUCTION PLANS |  | PROJECT NO. |  |
| SHEET 3 OF 3       |  | PROJECT NO. |  |

DRAINAGE DETAILS  
SEE SHEET 21

WATER SUPPLY ALTERATIONS  
NONE

TRAFFIC SIGNAL CONDUIT  
NONE

HIGHWAY GUARD DETAILS  
NONE



FOR PROFILE  
SEE SHEET NO. 11



- NOTES
- ▲ PROPOSED CONC. SIDEWALK AT DRIVEWAY
  - ◆ PROPOSED CONC. SIDEWALK CURB RAMP
  - PROPOSED CONC. DRIVEWAY



CONTINUED ON SHEET 4





# City of Gardner

95 Pleasant St., Gardner, MA 01440

June 12, 2023

Dear Mayor Nicholson and Members of the City Council:

The Charter Review Committee met on February 16, February 23, May 11, and May 22. What follows are the recommendations of the Committee as to suggested changes to the Charter.

In formulating these suggestions, the Committee reviewed the current Charter, the recommendations in the 2015 City Council proposal, the recommendations of the 2015 Charter Review Committee, the 2015 Law Department review and legal analysis, the public comments received at the February 23<sup>rd</sup> Public Hearing on this matter and correspondence from the Mayor and the City Council President.

As you can see from the following, the Committee took a most conservative approach to its charge and made suggestions that it deemed necessary rather than desired:

Section 6: Strike the phrase “but the city solicitor” and replace it with “all members of the Law Department”.

Section 12: Strike “fourth” and replace with “seventh”.

Section 18: Strike the existing language and replace it with “The City Clerk shall canvas returns from election officers and post them in a conspicuous place in City Hall and in other manners consistent with city practices.”

Section 29: Strike the words “in full” in paragraph one, line two, and replace with “in summary”. In lines two and three, strike “in at least one newspaper of the city” and strike “additional” in line three.

In paragraph 2 insert the phrase “in summary” after “and completed”.

Section 32: In the first paragraph strike all references to “six” and replace with “twelve”. In the fourth paragraph strike the reference to “eighteen” and similarly replace with “twelve”. Add a new last sentence to paragraph four, “In the event that the office of Mayor shall be vacated due to resignation of death prior to the end of the term, the acting Mayor shall be entitled to the compensation as city council President in addition to seventy-five (75%) of the current rate of compensation of the Mayor.”

Section 34: Delete in its entirety.

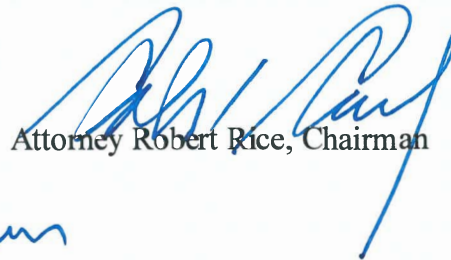
Section 35: Delete in its entirety.

Section 38: Strike the word "elect" and replace with "appoint" in line one.

Section 51: Delete in its entirety.

Thank you for the opportunity to serve the City in this important matter.

Respectfully submitted,



Attorney Robert Rice, Chairman



Attorney Jennifer Pelavin



Alan Agnelli



Neil Janssens



Tina Griffin

# CITY OF GARDNER LAW DEPARTMENT

John M. Flick  
City Solicitor

Ethan Kolodny  
Assistant City Solicitor



144 Central Street, Suite 201  
Gardner, MA 01440

Telephone (978) 632-7948  
Fax (978) 630-3703

Writer's Email:

August 2, 2023

## VIA ELECTRONIC MAIL

Elizabeth Kazinskas, President  
City of Gardner, City Council  
95 Pleasant Street  
Gardner, MA 01440

Re: Home Rule Petition to Amend the City of Gardner City Charter

Dear President Kazinskas:

The Law Department was asked to review the proposed changes to the City of Gardner City Charter, and to put the proposed changes into legislative form. Enclosed with this letter is a proposed vote of the City Council as well as a proposed Petition to the General Court.

The Law Department's review of the proposed changes is as follows:

Section 6: Strike the phrase "but the city solicitor" and replace it with "all members of the Law Department".

*Law Department Response: The Law Department recommends that this proposed change be removed from the Petition until further review and study of the Law Department structure has been completed. This change may have unwarranted impacts on the delivery of legal services to the City.*

Section 12: Strike "fourth" and replace with "seventh".

*Law Department Response: The Law Department has no issues with this proposed amendment.*

Section 18: Strike the existing language and replace it with "The City Clerk shall canvas returns from election officers and post them in a conspicuous place in City Hall and in other manners consistent with city practices."

*Law Department Response: The Law Department recommends that this*



*phrase "with city practices" be removed and replaced with the following: "with then current city practices as allowed by law." The term "city practices" by itself is ambiguous and raises questions as to which city practices apply, those in effect at the time the Charter Amendment was passed, or practices in effect at the time the publication is made. In addition, this allows for the proposed amendment to adapt to changing technology and means of communication.*

Section 29: Strike the words "in full" in paragraph one, line two, and replace with "in summary". In lines two and three, strike "in at least one newspaper of the city" and strike "additional" in line three.

In paragraph 2 insert the phrase "in summary" after "and completed".

*Law Department Response: The Law Department has no issues with this proposed amendment. The Law Department does recommend adding the following, or some similar language: "A copy of the full text of any proposed ordinance shall be available to the public in the office of the City Clerk."*

Section 32: In the first paragraph strike all references to "six" and replace with "twelve". In the fourth paragraph strike the reference to "eighteen" and similarly replace with "twelve". Add a new last sentence to paragraph four, "In the event that the office of Mayor shall be vacated due to resignation or death prior to the end of the term, the acting Mayor shall be entitled to the compensation as city council President in addition to seventy-five (75%) of the then current rate of compensation of the Mayor."

*Law Department Response: The Law Department has no issues with this proposed amendment.*

Section 34: Delete in its entirety.

*Law Department Response: The Law Department has no issues with this proposed amendment.*

Section 35: Delete in its entirety.

*Law Department Response: The Law Department has no issues with this proposed amendment.*

Section 38: Strike the word "elect" and replace with "appoint" in line one.

*Law Department Response: The Law Department has no issues with this proposed*

*amendment.*

Section 51: Delete in its entirety.

*Law Department Response: The Law Department has no issues with this proposed amendment.*

In addition to the above, the Law Department recommends that the City Council conduct a line for line review of the Charter and replace any gender specific language with gender neutral language. This is in keeping with the *Massachusetts General Court's Legislative Research and Drafting Manual*, Fifth Edition, 2010.

Please let me know if you have any questions.

Very truly yours,



John M. Flick

Enc.

Cc: Mayor

**CITY OF GARDNER**

**VOTE OF THE CITY COUNCIL**

**I hereby certify that the following action taken under Item No. \_\_\_\_\_ of the regularly scheduled meeting of the City of Gardner City Council held on Monday, August \_\_\_\_\_, 2023 and adjourned on August \_\_\_\_\_, 2023.**

**VOTED:** That a petition to the General Court, accompanied by a bill for a special law relating to the City of Gardner to be filed with an attested copy of this vote be, and hereby is approved under Clause (1) of Section 8 of Article 2, as amended, of the Amendments to the Constitution of the Commonwealth of Massachusetts, to the end that legislation be adopted precisely as follows, except for clerical or editorial changes of form only.

**Section 1.** The Charter of the City of Gardner, being c. 119 of the Acts of 1921 as amended, is further amended as follows:

Making the following changes to the City Charter:

Section 6: Strike the phrase "but the city solicitor" and replace it with "all members of the Law Department".

Section 12: Strike "fourth" and replace with "seventh".

Section 18: Strike the existing language and replace it with "The City Clerk shall canvas returns from election officers and post them in a conspicuous place in City Hall and in other manners consistent with city practices."

Section 29: Strike the words "in full" in paragraph one, line two, and replace with "in summary". In lines two and three, strike "in at least one newspaper of the city" and strike "additional" in line three.

In paragraph 2 insert the phrase "in summary" after "and completed".

Section 32: In the first paragraph strike all references to "six" and replace with "twelve". In the fourth paragraph strike the reference to "eighteen" and similarly replace with "twelve". Add a new last sentence to paragraph four, "In the event that the office of Mayor shall be vacated due to resignation or death prior to the end of the term, the acting Mayor shall be entitled to the compensation as city council President in addition to seventy-five (75%) of the then current rate of compensation of the Mayor."

Section 34: Delete in its entirety.

Section 35: Delete in its entirety.

Section 38: Strike the word "elect" and replace with "appoint" in line one.

Section 51: Delete in its entirety.

**Section 2** This act shall take effect upon its passage.

Witness my hand and seal of the City of Gardner on this \_\_\_\_\_ day of August 2023.

---

Titi Siriphan  
City of Gardner City Clerk

## CITY OF GARDNER

Home Rule Petition for Special Legislation as below, per the attached certified vote of the City of Gardner City Council taken at the August \_\_\_\_, 2023 City of Gardner City Council Meeting.

“An Act Amending the Charter of the City of Gardner”

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of same, as follows:

**Section 1.** The Charter of the City of Gardner, being c. 119 of the Acts of 1921 as amended, is further amended as follows:

Making the following changes to the City Charter:

- Section 6: Strike the phrase "but the city solicitor" and replace it with "all members of the Law Department".
- Section 12: Strike "fourth" and replace with "seventh".
- Section 18: Strike the existing language and replace it with "The City Clerk shall canvas returns from election officers and post them in a conspicuous place in City Hall and in other manners consistent with city practices."
- Section 29: Strike the words "in full" in paragraph one, line two, and replace with "in summary". In lines two and three, strike "in at least one newspaper of the city" and strike "additional" in line three.  
  
In paragraph 2 insert the phrase "in summary" after "and completed".
- Section 32: In the first paragraph strike all references to "six" and replace with "twelve". In the fourth paragraph strike the reference to "eighteen" and similarly replace with "twelve". Add a new last sentence to paragraph four, "In the event that the office of Mayor shall be vacated due to resignation or death prior to the end of the term, the acting Mayor shall be entitled to the compensation as city council President in addition to seventy-five (75%) of the then current rate of compensation of the Mayor."
- Section 34: Delete in its entirety.
- Section 35: Delete in its entirety.
- Section 38: Strike the word "elect" and replace with "appoint" in line one.



Section 51: Delete in its entirety.

**Section 2** This act shall take effect upon its passage.

Note that the City of Gardner vote also included the following, which is not part of the Home Rule Petition but relates thereto.

A. The General Court may make clerical or editorial changes of form only to the bill unless the Gardner City Council approves amendments to the bill before enactment by the General Court.

If there are any questions or concerns, please contact John M. Flick, Esq., City Solicitor at 978-632-7948, [jflick@flicklawgroup.com](mailto:jflick@flicklawgroup.com)

# CITY OF GARDNER

DEPARTMENT OF COMMUNITY DEVELOPMENT AND PLANNING



June 20, 2023

Elizabeth Kazinskas, City Council President  
C/o Titi Siriphan, City Clerk  
95 Pleasant Street, Room 121  
Gardner, MA 01440

**RE: Open Space and Recreation Plan Update**

Dear President Kazinskas:

Over the past eight months the City's Open Space and Recreation Committee has been working with a consultant to update the City's Open Space and Recreation Plan. On June 1<sup>st</sup> 2023, the draft plan was presented to the public respectfully, gathering various input and important feedback for the final draft. The Committee respectfully requests that the City Council place this item on its June 20th, 2023, agenda. The Committee trusts the Council will find the draft plan very informative and looks forward to any feedback and support the City Council may offer in consideration of endorsement of the plan consistent with the attached resolution.

The draft plan can be found on the City of Gardner Website at: <https://gardner-ma.gov/260/Open-Space-Recreation-Plan> under "Documents"

Please feel free to call me if you have any questions.

Sincerely,

Trevor M. Beauregard  
Director

Cc: Mayor Michael J. Nicholson  
Mark Schafron, Planning Board Chairman  
Greg Dumas, Conservation Commission Chairman

TMB/cmf

City Hall Annex, 115 Pleasant Street, Room 201 Gardner, Massachusetts 01440  
Telephone: (978) 630-4011 ♦ Facsimile: (978) 632-1905 ♦ CDBG (978) 632-3800

RESOLUTION  
OPEN SPACE AND RECREATION PLAN  
2022 UPDATE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARDNER AS  
FOLLOWS:

WHEREAS, the City Council has reviewed the proposals prepared by the Open Space and Recreation Committee for inclusion within the Open Space and Recreation Plan (OSRP) 2022 Update: and

WHEREAS, the OSRP proposal does not seek nor require funding directly, but simply makes recommendations for preservation, maintenance, and for expansion of open space and recreation activity within City boundaries; and

WHEREAS, the Open Space and Recreation Committee performed or reviewed all matters relating to the OSRP update at numerous publicly posted meetings, and further sponsored a city-wide survey and conducted two advertised public meetings for the primary purpose of soliciting public input regarding matters appropriate to the OSRP: and

WHEREAS, the OSRP has been developed and updated in accordance with requirements of the Massachusetts Executive Office of Energy and Environmental Affairs, Division of Conservation Services; and

WHEREAS, the City Council supports the activity as being consistent with the City's goal of promoting quality programs for its citizens;

NOW THEREFORE, the City Council hereby extends its support and endorses the City's Open Space and Recreation Plan 2022 Update to be submitted to the Commonwealth of Massachusetts, Division of Conservation Services.

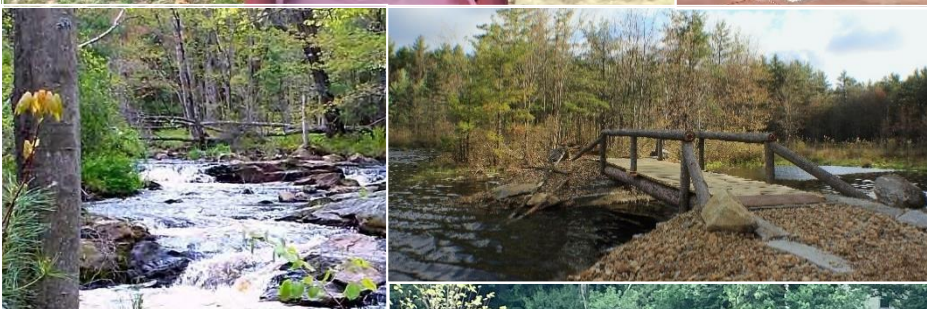
# OPEN SPACE AND RECREATION PLAN

April 2023

Initial Document: 1986  
Updated: 1994, 2000, 2006, 2015



City of Gardner  
*Massachusetts*



## Document Authors:

Gordon Leedy, Consultant  
 Arica McCarthy, Consultant  
 Jonathan Fiore, GIS Coordinator

## 2022 Open Space and Recreation Committee Members

| Delegate          | Affiliation                                     |
|-------------------|-------------------------------------------------|
| David Orwig       | Conservation Commission                         |
| Norman Beauregard | Conservation Commission / North Central Pathway |
| Trevor Beauregard | Community Planning & Development                |
| Rob Oliva         | City Engineer                                   |
| Steve Cormier     | Planning Board                                  |
| Sophie Dorow      | Conservation Agent                              |
| Anna Wilkins      | North County Land Trust                         |
| Ron Cormier       | City Council/Gardner Redevelopment Authority    |
| Steve Rockwood    | Resident                                        |
| Gordon Leedy      | Consultant                                      |
| Arica McCarthy    | Consultant                                      |



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 PLANNING BOARD ENDORSEMENT  
 MRPC ENDORSEMENT  
 DCS ENDORSEMENT  
 SURVEY QUESTIONS AND ANSWERS



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## SECTION 1 PLAN SUMMARY

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The Open Space and Recreation Plan (OSRP) is a comprehensive planning document that guides future policies and actions by examining the City's need for new or improved conservation areas and recreational facilities. The overall purpose of the 2022 OSRP is to provide Gardner's residents with a diverse system of interconnected open space areas and quality recreational opportunities that protect natural resources, promote public health, and enhance the quality of life. Enhancing the quality of life in a community must maintain a careful balance between equity, environment and economy.

Having an OSRP is very important for a number of reasons. A comprehensive plan identifies open space and recreation assets; prioritizes needs; identifies goals, objectives and actions; and allows the City to participate in state and federal grant programs to make capital improvements to recreational facilities and to protect open spaces.

The Open Space and Recreation Plan Committee built this plan on previous OSRPs; consultation with City Departments, in particular the Engineering, Public Works and Planning Departments; and nearly one year of public outreach. During this public outreach and planning, six specific goals were identified:

- Protect and improve the quality of existing open spaces, parks, and recreational opportunities.
- Selective expansion of open spaces, parks, and recreational opportunities.
- Protect water resources and improve water quality.
- Accommodate new growth where the environment can best support it.
- Increase public awareness, use, and stewardship of the City's water resources, forests, parks, conservation areas, and recreational opportunities.
- Expand multimodal connectivity by improving bicycle and pedestrian paths, trails and sidewalks.

Public outreach and planning also highlighted four new initiatives that resulted in several key actions contained in the plan:

- Sustain the recent focus on improved maintenance of existing recreational facilities.
- Ensure parks and playgrounds are safe and family friendly.
- Upgrade existing sidewalks and build connections between existing sidewalks.
- Improve coordination of municipal efforts and better support volunteer initiatives.

This plan has ten sections, including this section, with appendices and conforms to the Commonwealth of Massachusetts, Division of Conservation Services *Open Space and Recreation Plan Requirements*. The primary sections of the OSRP are as follows:

- Section 2 describes the planning process and public participation.
- Section 3 gives a broad picture of the City's history, demographics and growth patterns.
- Section 4 presents an inventory of the City's environmental resources.
- Section 5 presents an inventory of open space and recreation lands.
- Section 6 contains the City's open space and recreation goals.
- Section 7 examines what is needed to achieve the City's stated goals.
- Section 8 establishes the City's primary goals and objectives.
- Section 9 establishes the City's seven-year action plan and lists the municipal entities responsible for implementation.
- Section 10 announces what public comments were provided.

DRAFT

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## SECTION 2 INTRODUCTION

---

### A. STATEMENT OF PURPOSE

The overall purpose of the 2022 Open Space and Recreation Plan (OSRP) is to provide Gardner's residents with a diverse system of interconnected open space areas and quality recreational opportunities that protect natural resources, promote public health, and enhance the quality of life. Enhancing the quality of life in a community maintains a careful balance between equity, environment, and economy. More specifically, the purposes of this plan are:

- To identify open space and recreation assets;
- To prioritize open space and recreation needs;
- To identify specific goals, objectives, and priority actions; and
- To allow the City to participate in the Commonwealth of Massachusetts grant programs for capital improvements and acquisition projects.

This edition of the plan builds on previous OSRP's. Gardner's first OSRP was prepared in 1986 and comprehensive updates were completed in 1994, 2000, 2006, which was granted an extension to 2013 by the Executive Office of Energy and Environmental Affairs (EOEEA), and 2015.

Since the last complete update of the OSRP in 2015, progress was made toward protecting and enhancing open space and recreational opportunities despite the City's significant financial constraints. Major efforts included:

- Acquiring 128 +/- acres of land coupling local resources with the Federal Forest Legacy, State Drinking Water Supply Protection, and Parkland Acquisitions and Renovations for Communities (PARC) grant programs;
- Improving boat access to the Otter River;
- Consolidating responsibilities for cemeteries, forests, and playgrounds in the Department of Public Works and increasing the related maintenance budgets;
- Upgrading playground and recreational opportunities at all five neighborhood playgrounds; and
- Creation of a Skateboard Park, Dog Park, and Splash Pad in the City.

## B. PLANNING PROCESS AND PUBLIC PARTICIPATION

In April 2022, the Open Space and Recreation Plan Committee met to initiate the work of updating the 2015 plan. The Committee members represented the following:

- Conservation Commission
- Planning Board
- Municipal Grounds Commission
- Dept. of Community Development & Planning
- Engineering/Survey Dept.
- North County Land Trust

The Committee met eight (8) times between April 2022 and March 2023. One public forum was held on August 11, 2022. A citizen-based survey consisting of thirty-seven (37) questions that focused on the types of recreational activities and open space priorities that respondents believe to be important. The questionnaire was made available on the City's website and at the public library, City Hall, Senior Center, and Senior Housing projects. Over 2,900 postcards with the quick response code (QR Code) to the City's questionnaire were distributed by mail to specific Environmental Justice populations in the Town, identified through the Executive Office of Energy and Environmental Affairs' (EEA) mapper. Two hundred and forty (240) online surveys were completed. Survey questions and results can be found in Appendix F – Endorsements and Public Comments.

Other means of outreach included 2 paid advertisements, intermittent text notices on the local cable station, announcements at City Council televised meetings, a request for comments in the North County Land Trust's monthly newsletter, and postings on several widely followed Facebook pages including the City of Gardner and Mayor Michael Nicholson.

Lastly, formal presentations were made at a City of Gardner Planning Board special meeting, of which the Conservation Commission and City Council were invited and attended. The meeting was broadcast live and rerun several times on the local cable network. The City Council passed a resolution endorsing the OSRP, which is included in Appendix F.

Map 1 Regional Context is attached in Appendix A.

## C. ENHANCED OUTREACH and PUBLIC PARTICIPATION

In June 2021, the Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA) updated its Environmental Justice (EJ) Policy and redefined EJ and what would be considered an EJ population area. According to the 2021 Policy:

Environmental justice is based on the principle that all people have a right to be protected from environmental hazards and to live in and enjoy a clean and healthful environment regardless of race, color, national origin, income, or English language proficiency. Environmental justice is the equal protection and meaningful involvement of all people and communities with respect to the development, implementation, and enforcement of energy, climate change, and environmental laws, regulations, and policies and the equitable distribution of energy and environmental benefits and burden. The definition for EJ populations is as follows:

A neighborhood that meets 1 or more of the following criteria:

- (i) the annual median household income is not more than 65 per cent of the statewide annual median household income;
- (ii) minorities comprise 40 per cent or more of the population;
- (iii) 25 per cent or more of households lack English language proficiency; or
- (iv) minorities comprise 25 per cent or more of the population and the annual median household income of the municipality in which the neighborhood is located does not exceed 150 per cent of the statewide annual median household income; or a geographic portion of a neighborhood designated by the Secretary as an environmental justice population in accordance with law.

In Gardner, the Environmental Justice (EJ) low-income areas reside in Census Tracts 7071 (Block Group 2 and most of Block Group 1), 7072 (Block Group 1), 7073 (Block Groups 1 and 2), 7074 (Block Group 2), which contains a small portion of the City's Senior Center and two of the Gardner Housing Authority's largest projects predominantly occupied by senior citizens, and 7075 (Block Group 1). The EJ minority area resides in Census Tract 7075 (Block Groups 2 and 3), which is primarily due to the incarcerated population in the North Central Correctional Institution. The EJ minority and low-income area resides in Census Tract 7073 (Block Group 3). Postcards with the survey QR code were mailed to the residents in these areas to involve this population and inform them about the Open Space planning process.

Map 2 Environmental Justice is attached in Appendix A.

## SECTION 3 COMMUNITY SETTING

### A. REGIONAL CONTEXT

The City of Gardner (herein referred to as the “City”) is located in the north central portion of Massachusetts (the Montachusett Region), within Worcester County, and is 28 miles northwest of Worcester, 59 miles west of Boston, 61 miles northeast of Springfield, and 195 miles from New York City.

The City is bordered by Winchendon and Ashburnham on the north, Templeton on the west, Westminster on the east, and Hubbardston on the south. Gardner serves as the hub of regional activity housing major shopping areas, significant employment opportunities, the Greater Gardner Chamber of Commerce, Mount Wachusett Community College, Heywood Hospital and The Gardner News. The Greater Gardner area has a population of approximately 21,287 people (per the 2020 U.S. Census) and occupies 22 square miles. Map 1 Regional Context is attached in Appendix A.

The dry land area, protected open space, and percentage of protected open space in each of the five surrounding towns and the City is listed in Table 3-1. The percentage of protected open space to dry land is very similar for the neighboring towns. However, the ownership of open space in Gardner is predominantly municipal while open space in the surrounding communities is predominantly State-owned.

*Table 3-1 – Summary of Protected Open Space in Gardner and Area Towns*

| Community                | Land Use (dry acres) | Protected Open Space (acres) | % Protected Open Space |
|--------------------------|----------------------|------------------------------|------------------------|
| Ashburnham               | 23,300.43            | 9,257.52                     | 39.74%                 |
| <b>Gardner</b>           | <b>13,145.51</b>     | <b>4,777.60</b>              | <b>36.34%</b>          |
| Hubbardston              | 22,991.64            | 13,798.24                    | 60.04%                 |
| Templeton                | 18,095.20            | 6,014.14                     | 33.22%                 |
| Westminster              | 21,283.55            | 7,161.46                     | 33.64%                 |
| Winchendon               | 23,657.04            | 10,017.05                    | 42.34%                 |
| <b>Community Average</b> |                      |                              | <b>40.89%</b>          |

State Route 2, also known as the Mowhawk Trail – George W. Stanton Highway, is the major east-west highway linking Boston to upstate New York and provides access to Interstate 91 in Greenfield. A Route 2 overpass bisects the City with two exit rotary ramps. Interstate 190 lies 15 miles east and interconnects with the Massachusetts

Turnpike in Worcester. MART provides bus service to the Montachusett Region, including transportation from Gardner to Athol area (see Figure 1) including towns; Templeton and Phillipston. In addition to scheduled service, MART offers dial-a-ride for the elderly and handicapped. Major commercial flights are available at Logan International Airport in Boston, T.F. Green International Airport in Providence Rhode Island, Manchester Airport in Manchester New Hampshire, Bradley International Airport in Bradley Field Connecticut, and to a lesser degree, Worcester Municipal Airport in Worcester. Gardner Municipal Airport, located in Templeton, supports business and recreational light aircraft activity.

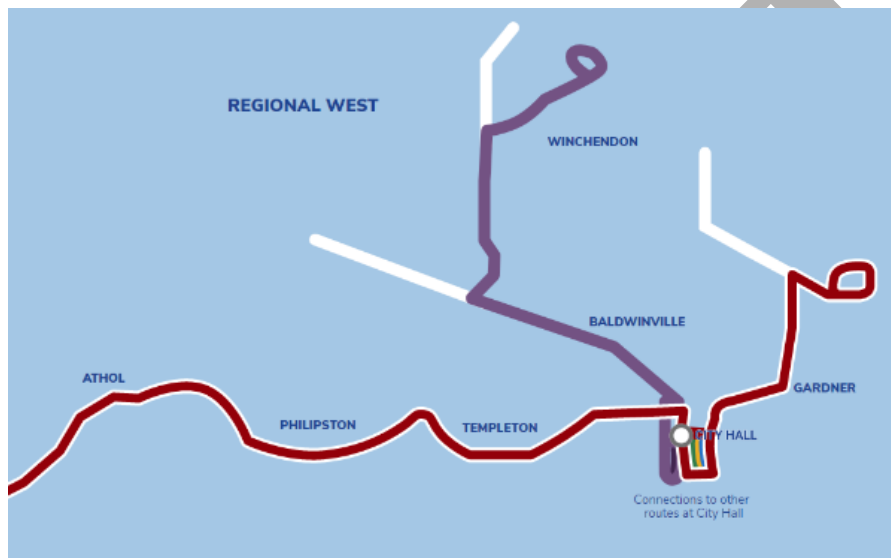


Figure 1

The hills of Gardner form a natural separation point for the Millers River and the Nashua River watersheds. The majority of Gardner lies within the Millers River watershed, including the historically industrialized area. The northeastern and eastern sections of Gardner, situated in the Nashua River Basin, are less developed with a more rural character.

Gardner is in the 3<sup>rd</sup> Massachusetts Congressional District, the Worcester & Middlesex Senatorial District, the 2<sup>nd</sup> Worcester State Representative District, the Governor's Council 7<sup>th</sup> District, and the District Attorney Middle District.

## B. HISTORY OF THE COMMUNITY

Development of industry during the late eighteenth century along many of the streams feeding into the Otter River, located in the Millers River watershed, were the basis for the formation of Gardner. Incorporated as a town in 1785, the industrial center of Gardner emerged from sections of the towns of Ashburnham, Westminster, Winchendon, and Templeton. Gardner later was re-incorporated as a city in 1923.

The City of Gardner became an urban/industrial center. The City showed a dispersed,

small-scale woodworking industry in the 1700's. By the early 19th century, the industry had become concentrated in a large number of chair manufacturing shops. Between 1830 and 1870, the expansion brought in immigrants mostly from England, Ireland, and Canada. Russian, Finnish, Swedish, and Polish emigrants joined them in the 1890's as the chair-making industry grew. The Heywood-Wakefield chair factory complex was created and expanded between 1870 and 1897. It remained a major factor in the City's economy for the whole of the 19th century.

The Gardner Light Infantry, a voluntary military troop, formed as early as 1813 in the City. Mt. Gardner Seminary, a college for women, formed in 1884. The free public library was created in 1886. In 1896, the State commended Gardner for evening naturalization classes, established to help immigrants become citizens. The Gardner State Colony for the Insane, built in 1904, was a pioneer in the then innovative dispersal of patients in cottage residences rather than one large building, a model subsequently copied around the country.

Mount Wachusett Community College began operations in Gardner in the 1960s and has evolved to become a major regional influence on a modern campus located in Gardner. In addition to curricula for matriculating students, the college provides modern recreational facilities and theater to the Greater Gardner community.

## C. POPULATION CHARACTERISTICS

### Population

Between 2010 and 2020, Gardner's population increased slightly from 20,228 to 21,287, with a population density of 933.7 persons per square mile. The U.S. Census Bureau had projected a modest increase of 0.6% in Gardner from 2010 to 2020, whereas the population actually rose 5%.

### Education and Housing

The 2016-2020 percentage of Gardner residents age 25+ graduating from high school or higher, was 89% compared to 91.1% statewide. The percentage of Gardner residents age 25+ graduating with a Bachelor's degree or higher was 18.9% compared to 44.5% statewide.

The 2020 homeownership rate in Gardner was 55.5% compared to the state rate of 62.5%. Housing units in multi-unit structures was 46.5% compared to the state rate of 41.7%. The median value of owner-occupied housing units in Gardner was \$192,500 compared to the state median value of \$398,800.

### Income and Poverty

Annual median household income in Gardner during the period 2016 to 2020 was \$51,708 while the annual household income in Massachusetts was \$84,385. The



percentage of persons below poverty level in Gardner during that same period was 13.7% while the percentage of persons below poverty level in the state was 9.8%.

### Unemployment Trends

The unemployment rate in Gardner is just under the state unemployment rate and 0.4% higher than the national rate. In April 2022, the unemployment rate in Gardner was 4% while the state unemployment rate was 4.1% and the national unemployment rate was 3.6%.

### Labor Force, Employment and Ten Largest Employers

Gardner's labor force and employment numbers have increased from the last decade, but experienced periods of decline as well. In 2000, the labor force was 10,145 and 9,815 persons were employed in Gardner. In 2010, the labor force was 9,718 and 8,624 persons were employed in Gardner. As per the Executive Office of Labor and Workforce Development of the Massachusetts Department of Economic Research, in 2015, the labor force was 9,488 and 8,872 persons were employed in Gardner. In 2018, the labor force increased to 10,178, similar to 2000 levels, and 9,717 persons were employed in Gardner. In 2020, however, during the Covid-19 pandemic, the labor force dropped to 9,918 and 8,818 persons were employed in Gardner. The unemployment rate was 11.1 percent compared to 4 percent in 2019. In 2021, the labor force was 9,904 and 9,182 persons were employed in Gardner, bringing the unemployment rate down to 7.3 percent.

*Table 3-2 – Ten Largest Employers and Labor Counts*

| <b>Name of Employer</b>                 | <b>Production/Function</b>   | <b>Number of Employees</b> |
|-----------------------------------------|------------------------------|----------------------------|
| Mount Wachusett Community College       | Educational Facility         | 830                        |
| Heywood Hospital                        | Hospital                     | 1,000                      |
| North Central Correctional Institution  | Correctional Facility        | 540                        |
| Garlock Printing & Converting           | Printing Company             | 240                        |
| Price Chopper                           | Supermarket                  | 220                        |
| Walmart                                 | Department Store             | 150                        |
| New England Woodenware                  | Carton Manufacturer          | 148                        |
| Gardner Rehabilitation & Nursing Center | Rehabilitation Care Facility | 140                        |
| Advance Cable Ties                      | Manufacturer-Cable Ties      | 100                        |
| Dennecrepe Corp.                        | Manufacturer-Crepe Paper     | 80                         |

### Environmental Justice (EJ)

Ten of Gardner's thirteen Block Groups meet the EJ criteria. Seven Block Groups meet the criterion for income, two Block Groups meet the criterion for minority status, and

one Block Group meets the criterion for income and minority status.

The Massachusetts Department of Corrections North Central Correctional Institution is located in one of the Block Groups that meets the minority status criterion. This Block Group would not meet the criteria if the prison population was excluded.

Map 2 Environmental Justice is attached in Appendix A.

## D. GROWTH AND DEVELOPMENT PATTERNS

### Patterns and Trends

Between fiscal years 2014-2021, Gardner's residential development tripled (312% increase) and its commercial development quadrupled (433% increase) from the previous OSRP fiscal years 2008-2013.

*Table 3-3 – Building Permits Issued*

|                     | FY14      | FY15      | FY16      | FY17      | FY18      | Fy19      | FY20      | Fy21      | FY14-21 Total | FY08-13 Total |
|---------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---------------|---------------|
| Single-Family Homes | 14        | 26        | 24        | 25        | 22        | 15        | 13        | 20        | 159           | 51            |
| Multi-Family Homes  | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 6             |
| Commercial          | 9         | 5         | 6         | 7         | 1         | 1         | 3         | 4         | 36            | 9             |
| Industrial          | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 3             |
| <b>Totals</b>       | <b>23</b> | <b>31</b> | <b>30</b> | <b>32</b> | <b>23</b> | <b>16</b> | <b>16</b> | <b>24</b> | <b>195</b>    | <b>69</b>     |

*Source: Gardner Building Commissioner*

In the short term, residential development is anticipated to continue, increasing including both single family residential and multi-family housing development.

*Table 3-4 – Approved Residential Developments*

| <b>Approved Residential Developments</b> |                       |              |                    |           |
|------------------------------------------|-----------------------|--------------|--------------------|-----------|
| PROJECT                                  | OWNER                 | LOCATION     | DESCRIPTION        | ACRES     |
| Sapphire Park                            | Sunshine Realty Trust | Pearl Street | 130 units – 65+MHP | 86        |
| <b>Total</b>                             |                       |              |                    | <b>86</b> |

*MHP = Mobile Home Park*

Table 3-5 – Proposed Residential Developments

| <b>Proposed Residential Developments</b> |                        |                                 |                                        |              |
|------------------------------------------|------------------------|---------------------------------|----------------------------------------|--------------|
| <b>PROJECT</b>                           | <b>OWNER</b>           | <b>LOCATION</b>                 | <b>DESCRIPTION</b>                     | <b>ACRES</b> |
| Clark Street OSRD                        | Harbor Classic Homes   | Off of Clark St and Century Way | # units TBD                            | 90           |
| Multi Family Dev.                        | Private Oversight, LLC | 0 West Broadway                 | Multiple buildings +/- 40 units        | 16.5         |
| Multi Family Dev.                        |                        | Garbose Block                   | 18 one bedroom units                   |              |
| Multi Family Dev.                        |                        |                                 |                                        |              |
| Multi Family Dev.                        | TBD                    | Rear Main Street / Derby Drive  | One multi family building +/- 56 units | 2            |
| Multi Family Dev.                        | MassAve Rentals        | 42-52 Parker Street             | 28 market rate units                   | 0.5          |
| <b>Total</b>                             |                        |                                 |                                        | <b>109</b>   |

*OSRD - Open Space Residential Development*

### Water and Sewer Infrastructure

The vast majority of Gardner's population occupying approximately 40% of the City's land area is served by municipal water and sewer systems. Current plans for both systems focus on upgrades rather than expansion.

In 2014, the City began phased upgrades to the wastewater treatment facility. Phase II of the upgrades are near completion. Upgrades as part of this project include new headworks, a dewatering system, and many electrical and computer upgrades at a cost of approximately \$11.5 million. Additionally, the recently approved EPA discharge permit system (NPDES), progressively requires more stringent nutrient removal and effluent quality with each discharge permit issued.

Gardner's water treatment facilities have all been constructed or upgraded since 2000. The Crystal Lake Water Treatment Facility continues to produce high-quality drinking water. The facility uses microfiltration membrane filters and has a total capacity of 4.5 million gallons per day. Crystal Lake is responsible for providing the City with 30-40% of its drinking water from April to November. The secondary source of drinking water in the City is the Snake Pond groundwater treatment facility constructed in 2000 and located in the south eastern area of the City.

The current focus continues to be on the replacement of aged water mains, many of which are at or near 100 years old, to better control and mitigate losses in the distribution system and thereby conserve water resources and maintain or increase revenues.

The rural areas not served by municipal water and sewer systems include most of

Gardner's open space. Like all Massachusetts communities that have undeveloped outlying areas, the potential exists for development of lots with frontage on existing public ways with no subdivision control by the Planning Board. Portions of these outlying areas also include environmentally sensitive areas such as lands that recharge the City's drinking water supply.

Map 3 Water Service Area, Map 4 Sewer Service Area and Map 5 Sidewalks are attached in Appendix A.

### Transportation Infrastructure

Route 2 is the most important roadway to the City and the region, running east west through the entire region. This limited access roadway provides the area with a direct link to Boston and to the western half of the state. Route 2 connects Gardner to the region's other major urban communities including Fitchburg and Leominster and includes two interchanges for convenient access to our City. Gardner is 20 minutes from Interstate 190 and 30 minutes from Interstate 495 both major north south transportation Routes that tie into the Interstate 95 and 93 corridors servicing the metropolitan Boston area. Other arterial roads that pass-through Gardner are Route 140, Route 68, Route 101 and Route 2A.

Gardner is a member of the Montachusett Area Regional Transportation (MART) Authority, which provides fixed route service within Gardner, to the Fitchburg-Leominster Area, west to the Athol Area, and paratransit services for the elderly and disabled. There are two intercity operators that travel through the Montachusett Region, Peter Pan and Greyhound Bus Lines, that both stop at the junction of State Route 2 and Route 13 in Leominster. Both lines connect the cities of Leominster, Worcester, Boston, Springfield, Hartford, CT and New York City, as well as destinations in northern New England.

Commuter rail service previously existed from Gardner to Boston. The service to Gardner was drastically cut back late in 1983 and discontinued on January 1, 1987. Today, service along the Fitchburg line to North Station in Boston terminates at the MBTA Wachusett Commuter Rail Station. Access to the Wachusett Station is available via connecting Wilson and MARTA buses.

The North Central Pathway is a recreational trail that runs over 5 miles through Gardner and the neighboring Town of Winchendon. It connects downtown Gardner with the Veterans Memorial Skating Rink, Heywood Hospital, and Mount Wachusett Community College before continuing through scenic landscapes and densely forested areas of the City.

The City continues to implement its Complete Streets Plan by developing new bike lanes, multi-use paths, and shared lanes from the existing bike path at the Veterans Rink through downtown, under Route 2, to Walmart near the Hubbardston town line. The City is working creating a new parking lot and park at the former NGRID substation site on Park Street to service a portion of these new bike lanes along with a

proposed North Central Pathway connector from Park Street north along the NGRID right of way to Route 140. A multi-use bridge is currently being designed to be constructed over Route 140 to connect the proposed connector path with the existing North Central Pathway. This will add approximately two miles of new bike path to the City's network.

There are also a number of City-owned conservation properties that allow for off-road biking and hiking. In terms of walking, there is a network of sidewalks within the City's neighborhoods and the City's Subdivision Regulations require sidewalks for new subdivisions.

The Gardner Municipal Airport is a General Aviation (GA) facility with a 3,000 foot by 75-foot asphalt runway. A new runway is scheduled to be installed in the Summer of 2023, which will require federal, state, and municipal funding. Recently a new hangar was constructed, and a new airport manager was hired. In the new future, more updates are proposed at the airport involving the construction and installation of new taxiways, runway and taxiway lighting systems, airfield electrical vault, and NAVAIDs (REILs and Windcone), etc. There will also be reconstruction of runways 18-36 and existing taxiways.

#### Long-term Development Patterns

Long-term development patterns are difficult to predict because there are numerous factors that determine how land is developed. Many of these factors, such as the economy, are beyond the control of the municipal government. Municipal government control over long-term development is dependent on local planning and zoning tools.

Gardner's most recent Community Development Plan was prepared and finalized in September of 2004, and the most recent Open Space & Recreation Plan was completed August 2015. Gardner is implementing two Urban Renewal Plans: the Downtown Urban Renewal Plan dated July 2011 and the Mill Street Corridor Urban Renewal Plan dated September 2012. Projects have included clearance of blighted areas and structures in the City and the creation of park space and multi-modal options for residents including a multi-use path along Derby Drive (Rear Main Street) as well as the bike lanes and shared lanes noted above. In addition, accessible crossings with pole mounted rapid flashing beacons have been installed at many of the City's crossings. The City intends to create opportunities for more outdoor dining areas in the downtown with newly constructed parklets and additional park land.

Gardner's zoning ordinance was updated in 2015 and contains a number of provisions designed to regulate smart growth and to protect environmental assets. The following is a list of those planning and zoning tools:

- *Open Space Residential Development* — Reduces lot size and preserves common open space. 50% of the subdivision's land area must be set aside for permanently protected open space.
- *Accessory Apartments* — Allows one supplemental housing unit within a single-

family home.

- *Earth Removal* — Special Permit to regulate removal operations and restoration at closure.
- *Mixed-Use By Right* — Promotes commercial and residential uses in the same zoning district encouraging more compact development.
- *Site Plan Review* — Subjects larger projects to an additional level of review.
- *Infill Development and Development Overlay District* — Special Permit allows higher density, mixed-use, and relaxation of parking and set back requirements in commercial and industrial districts.
- *Smart Growth Planned Unit Development (PUD)* — Special Permit to promote compact, mixed-use development.
- *Water Supply and Wetlands Protection* — Establishes overlay districts to provide additional protection to the City's water supply and wetland resource areas.
- *Wind Energy* — Promotes wind energy systems in industrial districts.
- *Large-scale Ground-mounted Solar Photovoltaic* — Promotes large-scale solar PV in industrial districts.
- *Senior Residential Development* — Provides for a variety of housing types, settings, and residential services to meet the needs of people as they age.
- *Stormwater Management* — Maintains and enhances the public health, safety, environment and general welfare of the City by establishing minimum requirements and procedures to control the adverse effects of soil erosion and sedimentation, construction site runoff, increased post-development stormwater runoff and nonpoint source pollution associated with new development and redevelopment.

Map 6 Zoning is attached in Appendix A.

In addition to smart growth provisions in the zoning ordinance, the City received approval of three priority development areas pursuant to MGL Chapter 43D on September 24, 2008:

- Summit Industrial Park
- S. Bent Mill Site
- Rear Main Street Downtown Corridor

The City was also designated a Green Community pursuant to Chapter 451 of the Acts of 2008 on December 16, 2010.

## E. IMPLICATIONS AND CONCLUSIONS

Gardner is a small urban center with low population density except in the long-established neighborhoods around the central business district where there has been

limited to no substantial population growth. Gardner has historically offered residents of Greater Gardner opportunities for work, shopping, and play.

Over the last several decades, manufacturing jobs became concentrated, and the woodworking industry slowly disappeared. Commuting to work outside of the region is now common.

Gardner continues to face stubborn social and economic challenges many small, manufacturing-based cities experience as defined in the data set in this section. Stagnate population growth, high low-income and unemployment rates, and low property values expose the limited local resources the City has. Therefore, funds allocated to open space and recreation should focus on protecting existing environmental assets and maintaining current recreation facilities, which will depend on creative alternatives such as grant funding as well as innovative planning and zoning tools. These methods have already proven to benefit Gardner through the Complete Streets program.

DRAFT

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## SECTION 4 ENVIRONMENTAL INVENTORY AND ANALYSIS

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### A. GEOLOGY, SOILS AND TOPOGRAPHY

#### Geology

Gardner is located in the Gardner belt of the Merrimack Terrane. Retreating ice of the Connecticut Valley-Worcester Plateau lobe left dimples of sediment and a significant esker with exploitable sand and gravel deposits.

#### Soils

A majority of the soils within the Gardner area are composed of very deep, loamy, and sandy soils formed in glacial till derived from granite, schist, and gneiss on upland fill plains and moraine. A small percentage of the soils are very deep, loamy, and sandy soils formed in glacial outwash, lacustrine and alluvial sediments on outwash plains and in stream valleys.

The soils in the area can be classified into two soil associations. One is Hinckley-Merrimac Association, located in the western part of the City, identified on Map 7 as Sand and Gravel. The second is Paxton-Woodbridge Association, located throughout the rest of the City and land surrounding, identified on Map 7 in Appendix A as Till or Bedrock.

#### Topography

Gardner is located in the rolling uplands east of the Connecticut Valley with some slopes greater than 10%. Development in hilly terrain is more costly and presents greater risks to the environment.

The vast majority of the City's streams flow into the Otter River which feeds the Millers River. A very small portion in Gardner's northeast corner is located in the watershed of the Nashua River.

Elevations in the City range from just over 900 feet above sea level near the Otter River to 1,300 feet at the crest of Reservoir Hill. Wachusett Mountain, the highest point in the state east of the Connecticut River, rising 2,006 feet, is located 12-miles southeast of Gardner.

Map 7 Soils and Geological Features is attached in Appendix A.



## B. WATER RESOURCES

### Surface Waters

Dunn Pond is another recreational pond well used by the public. Located within Gardner Heritage State Park its facilities (public beach, picnic areas, and visitor's center) and fish- stocking program attract sizable crowds.

The largest artificial body of water is Wright's Reservoir. Originally constructed by Joseph Nathaniel and David Wright on Bancroft Hill for industrial purposes, today it serves the community as the main support in the local flood-control project built in the 1940's by the US Army Corps of Engineers. This pond, although limited to public access, offers warm water fisheries and other excellent recreational opportunities.

The second largest artificial body of water is Perley Brook Reservoir. It was built in 1958 to supplement Crystal Lake as Gardner's water supply. Although a secondary reservoir, it is closed to public use except by permit. While shoreline fishing is currently allowed at Perley Brook Reservoir, other recreational uses are restricted and swimming and boating is prohibited.

Crystal Lake is the City's primary public water supply and provides a scenic backdrop overlooking Monument Park and the downtown commercial district beyond. While active recreational opportunities, such as swimming, boating, and fishing, which were once popular on this waterbody, are no longer allowed, the area still provides many passive recreational opportunities. For instance, the North Central Pathway bike trail begins overlooking Crystal Lake and travels for nearly a mile overlooking the shoreline of the reservoir. On the opposite shoreline walkers, photographers, birdwatchers, and many other local people enjoy the wildlife, scenic beauty, and attractive landscaping of the Crystal Lake Cemetery overlooking the reservoir. This is a popular place for walking and often hosts local residents and workers on their lunch breaks, afternoon or evening strolls, or exercise routes.

Parker Pond is an artificial pond of substantial size, totaling some twenty-nine acres and having a linear shape. Parker Pond has been heavily impacted by silt deposits and weed growth. Parker Pond has been recognized in past OSRPs as in need of rehabilitation. Studies have been done on the water quality, bottom conditions and the possibility of dredging the pond. If rehabilitated Parker Pond could offer warm water fishery and recreational opportunities close to the center of the city with existing and possible additional public access.

The Otter River forms a portion of the western boundary between Gardner and Templeton. Named after the abundant Brown Bearing Otter found by the early settlers, this is the only stream in Gardner worthy of being called a river. It runs through the southwest portion of the city and has the rare quality of running in a

general direction towards the north. It empties into the Miller's River beyond the city limits. Several brooks feed the river including Bailey, Wilder, Foster, Greenwood, Pail Factory, Pond, Mahoney, Perley, and Baker's Brooks. The River and tributaries offer excellent recreational opportunities, including waterfowl hunting, fishing, hiking, and nature study.

The Gardner Fish and Gun Club and the Gardner Recreation Department stock the river and brooks with trout.

The City of Gardner has developed an area along the headwaters of the Otter River with a City well identified as the Snake Pond Well. This has brought the area and adjacent lands to greater attention and interest for well-field protection and for general open space conservation.

*Table 4-1 – Surface Water Resources*

| <b>Name</b>            | <b>Approx. Size</b> | <b>Water Quality</b> | <b>Public Access</b> | <b>Recreational Uses</b>                                                                | <b>Notes</b>                     |
|------------------------|---------------------|----------------------|----------------------|-----------------------------------------------------------------------------------------|----------------------------------|
| <b>Baker Brook</b>     | 1 mile              | Good                 | Poor                 |                                                                                         | Very shallow, slow moving        |
| <b>Bailey Brook</b>    | 2.5 miles           | Good                 | Fair                 | Fishing, stocked w/trout & hunting.                                                     |                                  |
| <b>Bents Pond</b>      | 14 acres            | Poor                 | Poor                 |                                                                                         | Very shallow                     |
| <b>Cowee Pond</b>      | 21 acres            | Excellent            | Restricted           | Fishing                                                                                 | Public Water Supply              |
| <b>Crystal Lake</b>    | 156 acres           | Excellent            | Restricted           | Adjacent to North Central Pathway                                                       | Public Water Supply & Great Pond |
| <b>Brick Yard Pond</b> | 5 acres             | Poor                 | Poor                 |                                                                                         | Former clay pit                  |
| <b>Duck Pond</b>       | 3 acres             | Poor                 | Poor                 |                                                                                         | Mt Wachusett CC                  |
| <b>Dunn Pond</b>       | 18 acres            | Excellent            | Excellent            | Heritage State Park - fishing, swimming, boating. Stocked w/trout. Handicap accessible. |                                  |
| <b>Dyer Pond</b>       | 2 acres             | Good                 | Restricted           | Used for raising bait shiners.                                                          | Privately owned                  |
| <b>Foster Brook</b>    | 3+ miles            | Fair to Good         | Fair                 | Fishing                                                                                 |                                  |
| <b>Greenwood Brook</b> | 1+ miles            | Fair                 | Poor                 |                                                                                         |                                  |

| <b>Name</b>                   | <b>Approx. Size</b> | <b>Water Quality</b> | <b>Public Access</b> | <b>Recreational Uses</b>                                             | <b>Notes</b>                     |
|-------------------------------|---------------------|----------------------|----------------------|----------------------------------------------------------------------|----------------------------------|
| <b>Hilchey Pond</b>           | 11 acres            | Fair                 | Poor                 |                                                                      | Very shallow                     |
| <b>Hobbys Pond</b>            | 9 acres             | Good                 | Poor                 | Fishing                                                              |                                  |
| <b>Hubbardston Brook</b>      | 1+ miles            | Good                 | Fair                 | Fishing                                                              |                                  |
| <b>Kendall Pond</b>           | 14 acres            | Good                 | Poor                 | Several private clubs provide access for fishing, swimming, boating. | Great Pond                       |
| <b>Mahoney Brook</b>          | 3+ miles            | Fair to Good         | Fair                 |                                                                      |                                  |
| <b>Murdock Pond</b>           | 2 acres             | Good                 | Poor                 |                                                                      |                                  |
| <b>Otter River</b>            | 6+ miles            | Fair                 | Fair                 | Fishing (catch/release), stocked w/trout, boating & hunting          |                                  |
| <b>Pail Factory Brook</b>     | 1+ miles            | Good                 | Fair                 |                                                                      |                                  |
| <b>Parkers Pond</b>           | 29 acres            | Poor                 | Poor                 | Fishing & boating                                                    | Shallow due to stormwater runoff |
| <b>Perley Brook</b>           | 4+ miles            | Excellent            | Fair                 | Fishing                                                              | Public Water Supply              |
| <b>Perley Brook Reservoir</b> | 55 acres            | Excellent            | Fair                 | Fishing, stocked w/trout                                             | Public Water Supply              |
| <b>Pond Brook</b>             | 2.5 miles           | Good                 | Poor                 |                                                                      |                                  |
| <b>Quag Pond</b>              | 1 acre              | Bog                  | Poor                 |                                                                      | Bog                              |
| <b>Ramsdell Pond</b>          | 10 acres            | Fair                 | Fair                 | Fishing                                                              |                                  |
| <b>Snake Pond</b>             | 12 acres            | Fair                 | Poor                 | Fishing                                                              | Great Pond                       |
| <b>Stump Pond</b>             | 1 acre              | Good                 | Fair                 |                                                                      |                                  |
| <b>Travers Pond</b>           | 4 acres             | Poor                 | Poor                 | Fishing                                                              |                                  |
| <b>Lake Wampanoag</b>         | 107 acres           | Excellent            | Fair                 | Fishing, swimming, boating                                           |                                  |

| Name              | Approx. Size | Water Quality | Public Access | Recreational Uses | Notes |
|-------------------|--------------|---------------|---------------|-------------------|-------|
| Wilder Brook      | 3.5 miles    | Good          | Fair          | Fishing           |       |
| Wrights Reservoir | 65 acres     | Good          | Poor          | Fishing & boating |       |

In addition to surface water resources, Map 9 Water Resources is attached in Appendix A and depicts surface and groundwater protection areas, aquifer recharge areas, Massachusetts Department of Environmental Protection (MA DEP) approved Zone II's, interim wellhead protection areas and wetland resource areas.

### Flood Hazard Areas

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map for the City of Gardner indicates flood prone areas. Gardner, with its relatively steep slopes and drainage characteristics, has well defined flood prone areas. The abundance of wetland areas provides large amounts of natural storage, thus reducing flood dangers downstream. Flooding sources studied include the Otter River, Perley Brook, Wilder Brook, Pond Brook, Baker Brook, Foster Brook, and Greenwood Brook.

The Federal Emergency Management Agency's Flood Insurance Rate Maps indicate flood prone areas in Gardner. With relatively steep slopes and drainage characteristics, Gardner has well defined flood prone areas. Flooding sources include the Otter River, Perley Brook, Wilder Brook, Pond Brook, Baker Brook, Foster Brook and Greenwood Brook.

### Wetlands

Wetlands comprise numerous types of wet environments such as marshes, wet meadows, ponds, bogs, swamps, and water bodies providing many ecological benefits. They help to maintain water supplies, purify polluted waters, diminish the destructive power of flood and storm waters, nurture wildlife, and provide numerous recreational opportunities. The general wetlands areas of Gardner have been mapped using information obtained from the Massachusetts Geographic Information System.

## C. VEGETATION

Gardner contains many valuable vegetative resources. In particular, the City has a considerable amount of forested lands containing quality, harvestable timber products. In addition, there are vast areas of wetland habitats containing a large variety of wetland vegetation which supports wildlife and provides important pollution and flood control measures for the City and region.

Approximately 59% of the City's dry land area is undeveloped. Since the last OSRP update, 95-acres in the City have been developed. Map 10 Developed Lands in Appendix A highlights the areas already developed. The undeveloped land is diverse

and consists of woodlands, open wetland resource areas and abandoned fields. White pine, red maple and mixed oaks are the dominant tree species in the upland forest areas. Forested wetlands consist of red maple, spruce, fir, tamarack and hemlock. The timber quality ranges from poor to good throughout the forest. Invasive and non-native vegetation include barberry, buckthorn, bittersweet, autumn olive and honeysuckle. Most of the invasive species can be found growing in the abandoned fields and near the roadways.

Much of the forest and wetland vegetation communities found in Gardner are relatively undisturbed and composed primarily of native plant species. However, non-native, introduced, and invasive species can be found in some areas. Invasive and non-native vegetation include Japanese barberry (*Berberis thunbergii*), glossy buckthorn (*Frangula alnus*), Oriental bittersweet (*Celastrus orbiculatus*), autumn olive (*Elaeagnus umbellata*), Japanese knotweed (*Polygonum cuspidatum*), purple loosestrife (*Lythrum salicaria*), and Japanese honeysuckle (*Lonicera japonica*). Most of the invasive species can be found growing in the abandoned fields and near the roadways. The 2022 BioMap inventory tool can be found at <https://biomap-mass-eoeea.hub.arcgis.com/>. The City of Gardner's BioMap Summary Report can be found in Appendix C.

The City's Forest Stewardship Management Plans include Cowee Pond Reservoir, the Perley Brook Reservoir, the Crystal Lake Reservoir, Wildwood Cemetery Forest, and the Snake Pond Forest. Management focuses on promoting a healthy forest environment for the safety and enjoyment of the Gardner residents who will visit the property. In 2014, forest management of these areas began in the form of timber harvests according to the City's Forest Stewardship Management Plans and the guidelines of the Massachusetts Forest Stewardship Program. To date, Crystal Lake Reservoir, Perley Brook Reservoir, and Cowee Pond Reservoir have all had some of their area harvested. Approximately 186 acres of these areas have been harvested for timber.

Since the last OSRP, the City has been actively engaged in the management of public shade trees. Please refer to Section F within this Environmental Inventory and Analysis section for more details about the City's shade tree inventory efforts.

#### D. FISHERIES AND WILDLIFE

Gardner's many open spaces, forests, wetlands, lakes, ponds, rivers, brooks, and streams provide ideal habitat for a wide variety of fish and wildlife.

It is not uncommon to find deer, bear, moose, otter, weasels, foxes, coyotes, raccoons, beaver, muskrat, skunks, possums, porcupines, or any other common mammal inhabiting this area. The forests, fields, wetlands, and considerable edge-land habitats occurring along their interfaces also provide habitat for a great many different species of birds, owls, hawks, and waterfowl. It is not uncommon to view, red tail hawks, woodland hawks, osprey, bald eagles, loons, wood ducks, and all other common

varieties of avian species. In particular, owls seem to gravitate to the area probably as a result of the substantial matrix of habitat types found within a small area providing a complex of edge, open space, and forest, and presumably affording abundant forage prey and ideal hunting conditions. Open areas like Crystal Lake Cemetery, the Otter River Conservation Area, and the North Central Pathway bike trail provide many wildlife viewing opportunities.

Popular game species can also be found in Gardner's woodlands, wetlands, and wildlife management areas. Hunting opportunities exist for ruffed grouse, woodcock, turkey, deer, bear, rabbit, hare, fox, raccoon, and ring-necked pheasant. The Division of Fisheries and Wildlife manages the High Ridge Wildlife Management Area for upland bird hunting and stocks pheasant annually. Local sporting clubs also release populations of some of these game species annually on their lands.

The forests, wetlands, and waterways of Gardner also support numerous amphibians and reptiles such as salamanders, newts, snakes, and turtles.

Fishing opportunities are also prevalent and worthy in Gardner. Wright's Reservoir and Lake Wampanoag, two of the largest water bodies in Gardner, sustain good warm water fish populations and have been known to produce trophy bass. Warm-water fish populations in Gardner's ponds include large-mouth bass (*Micropterus salmoides*), chain pickerel (*Esox niger*), pumpkinseed (*Lepomis gibbosus*), bluegill (*Lepomis macrochirus*), brown bullhead (*Ameiurus nebulosus*), American eel (*Anguilla rostrata*), yellow perch (*Perca flavescens*), black crappie (*Pomoxis nigromaculatus*), and white sucker (*Catostomus commersonii*). The many different ponds, which are easily accessible, provide good recreational fishing opportunities.

Cold-water fisheries also exist within Gardner. For instance, Perley Brook Reservoir, another large body of water and back-up reservoir, is a cold-water resource that supports healthy populations of stocked and native trout. The network of trails around the reservoir provides great access for fishing and the cold-water springs and feeder streams allow for hold-over trout, increasing the chances of a nice catch. Dunn Pond, Kendall Pond, Bailey Brook, and Hubbardston Brook have suitable cold-water conditions and access to allow stocking of trout.

The Otter River also receives trout stockings. The entire river is a catch and release stream. The tea-stained water characteristic of this river is a result of the high mineral content of the drainage area.

The many wetlands, swamps, and streams associated with these water bodies provide ideal habitat for muskrat, beaver, mink, skunk and a variety of waterfowl.

Substantial and significant wildlife corridors exist throughout the City as a result of protected lands, protected water supplies and their associated forested watersheds, unprotected forested lands, stream corridors and their riparian zones, and associated bordering vegetated wetlands. In general, most of these corridors follow stream systems and their riparian buffer zones. While many such corridors exist, some are limited and bisected by road crossings and developed areas. Several of these corridors

end abruptly where they are bisected by the Route 2 corridor. Specifically, Pond Brook, Foster, and Mahoney Brooks as well as the Otter River and their associated wetlands, provide lengthy intact corridors on both the north and south sides of Route 2 but are not connected by adequate pathways or crossings where Route 2 bisects their associated stream corridors. Currently, the existing culverts are not designed to current stream crossing standards. Implementation of stream crossing best management practices to meet current standards within these areas could provide substantial benefits to wildlife and fisheries resources that would have a regional impact.

## E. SCENIC RESOURCES AND UNIQUE ENVIRONMENTS

There are no landscapes located in Gardner listed in the Massachusetts Landscape Inventory as significant features recognized by the State. However, the Landscape Inventory does list nearby Wachusett Mountain as a significant feature which is visible from many areas in Gardner. Preservation of views from the City to Wachusett Mountain should be a priority for City planners.

Another significant land area in the region is the High Ridge Wildlife Management Area consisting of 2,018 acres located in the towns of Ashburnham and Westminster as well as Gardner. The High Ridge Wildlife Management area occupies 2,018 acres of variable terrain ranging from steeply sloping hillsides to nearly level fields and marches. There are several parking sites within the area. There are a number of small, cold-water streams within the area as well as some marsh habitat. Vegetation includes mixed hardwoods interspersed with agricultural and brushy fields.

### Major Characteristic or Unusual Geologic Features

In addition to NHESP and BioMap2 features, Map 8 Unique Features is attached in Appendix A and identifies two types of land areas that offer unique features. The first area of uniqueness is the Gardner Esker, partially located on land owned by the City. The Cummings Conservation Area now has a provided walking trail with signage to access a portion of the esker, with a trailhead off of Bridge Street. Unfortunately, the east/west trunk line of the Pan Am Railways bisects the esker. The City would like to continue to explore options for this area.

The second area of uniqueness is acidic bogs and peatlands. Quag Pond is a highly acidic bog where the parasite Dwarf Mistletoe dominates. Dwarf Mistletoe is a threatened species.

The unnamed Level Bog and Kettlehole Level Bog are both considered to be of good quality, although the Kettlehole Bog is poorly buffered. All three bogs are relatively remote with no formal access.

The Acidic Shrub is an acidic peatland fern which is in fair condition, although degraded by its lack of buffer to development.

### Cultural, Archeological and Historic Features

Map 8 Unique Features in Appendix A also depicts Gardner's two registered Historic Districts. West Gardner Square Historic District encompasses the current civic and commercial center of the City and significant areas that once accommodated Gardner's furniture industry. The most significant buildings in the district include the Gardner News Building, the Heywood-Wakefield Company Complex, and City Hall. The district was added to the National Register of Historic Places in 1985.

The Gardner Uptown Historic District encompasses the former civic heart of the City. The 65-acre (26 ha) area includes the old town common, an early cemetery, and a modest number of non-residential buildings among a larger number of houses. The area was the center of civic life from the incorporation of Gardner in 1785 until municipal functions were moved to West Gardner beginning in the late 1920s. The district was listed on the National Register of Historic Places in 1999.

In 1978, the Gardner Museum was established in the Levi Heywood Memorial Library building. Since the Museum building's completion in 1886, it has remained as one of the finest extant examples of Richardson Romanesque architecture in the City. The building is detailed with stained glass windows and numerous decorative plaques. Gardner was known as the "Chair City of the World;" therefore, the shape of a chair was incorporated into the center front façade of the building. Interior features include three ornate brick and stone fireplaces and well-preserved oak moldings. The Gardner Museum was individually placed on the National Register of Historic Places and is in the Gardner Uptown National Register Historic District.

## F. ENVIRONMENTAL CHALLENGES

### Brownfields

Gardner's economy has been based on manufacturing since the City was first settled in the late 1700's. By the mid-1800's the economy was dominated by 15 major furniture manufacturers and became known as the "Chair City Capital of the World". Today, the few surviving large mill buildings that once accommodated furniture manufacturing now serve a variety of uses, including retail furniture outlets, offices and apartments and an assisted living facility.

According to the latest information from the MA DEP, and the City's own records, there are over 100 Brownfield sites located in the City of Gardner ranging in size from under one acre to over 30 acres. The majority of these are located within the central downtown area, the historic city center, and many others are spread throughout the City, in many cases surrounded by residential neighborhoods, and located adjacent to waterways. In fact, most residential neighborhoods are directly adjacent to the mills where the residents once worked, along with the City's schools, churches, playgrounds, and stores.



The City of Gardner has an established track record of successfully using United States Environmental Protection Agency (EPA) and MA DEP funds for site assessment and remediation projects. Funds have been accessed either directly through grant awards to the City, or by intermediaries, such as the Montachusett Regional Planning Commission's (MRPC) site assessment funds. The City has also accessed resources from the Massachusetts Attorney General's Brownfields Initiative, and MassDevelopment's Brownfield Fund for assessment and cleanup activities.

#### Ground/Surface Water Protection

A very different challenge exists on the 2,733.50 City-owned acres of permanently protected, forested land much of which is located within the Crystal Lake watershed, the City's primary source of drinking water. These areas have numerous informal trails and are used for hunting, fishing (not in Crystal Lake), hiking and snowmobiling. Monitoring this usage is inadequate because of budget and staff limitations in the DPW and Conservation Commission.

#### Landfills

The City Landfill located on West Street was closed in 2005 and the cap was completed in 2007. The site is still used as a transfer station. The City also maintains a sludge landfill for the City's Waste Water Treatment Facility. The sludge landfill is approaching capacity and the City is currently in the permitting stage of a planned expansion of the landfill to extend the useful life of the facility.

#### Erosion/Chronic Flooding

The City has a very active and involved Conservation Commission which enables the City to deal quickly with any erosion and flooding issues. There are very few chronic flooding or erosion problems in the City. However, one exception is the Elm Street drainage system which is over capacity and undersized. Frequent flooding and surface flow occurs within this area during periods of heavy rains. Recently the City has made improvements to this system and will continue to monitor conditions. In general, the abundance of wetland areas throughout the City provides large amounts of natural storage, thus reducing flood dangers downstream.

The City maintains 8 dams and performs vegetation management in accordance with the office of dam safety and the US Army Corps of Engineers. This has not caused any flooding issues. There are no sites having significant erosion potential and no recent erosion problems have been identified. In terms of flooding, Pond Brook floods a culvert and overtops John Street during substantial rain events. To prepare, the City often closes down this infrequently used road during such events.

#### Development Impact

As seen in Section 3, Table 3-3 Building Permits issued, single family homes increased from the last OSRP. Of the approved residential developments, Wilder Brook has

primarily been built out and nearly close to completion. Sapphire Park continues to be an active construction site with many units added since that last OSRP update. The City does not have additional active developments at the moment.

### Forestry

As part of the Forest Stewardship Program, the City is committed to promoting ecologically responsible resource management by maintaining healthy forests. We have up to date forestry management plans which can be viewed under "Completed" in the Forest Stewardship Plans section at the bottom of the page on the City's website here: <https://www.gardner-ma.gov/174/Forest-Stewardship-Program>.

The City began the Forestry Stewardship Program in June 2011 and developed plans for five locations: Cowee Pond, Perley Brook, Crystal Lake, Snake Pond, and Wildwood which can be seen on Map 16 Action Plan, in Appendix A. A forestry consultant has performed selective cuttings at Perley Brook, Crystal Lake, and Cowee Pond. The 88-acres of Perley Brook have been harvested, and the vista of the lake was pruned for a clear view at Crystal Lake.

### Sedimentation

As with many ponds in the Northeast, the City has issues with sedimentation and excessive aquatic plant growth in many of our ponds. Of the many shallow ponds, Parkers Pond has had a study done to analyze the contaminants contributing to the sedimentation problems. There is also a stormwater management program plan, which the City obtained coverage for under the 2016 Massachusetts Small MS4 General permit on May 30, 2019, replacing the City's 2003 Small MS4 General Permit. This plan provides stormwater Best Management Practices to help improve the water quality.

### Public Shade Trees

A Shade Tree Inventory was completed by the City in 2020 and documents and assesses the quantity and quality/condition of the City's shade trees. This could coincide with and complement the ongoing City Sidewalks Inventory.

Since the last OSRP, the City has been actively engaged in the management of public shade trees and developed its "Greening Gardner: Downtown Tree Inventory & Plan" in October 2020. The plan first inventoried existing street trees and quantified the benefits of those trees. Second, a strategic plan was created for increasing tree cover in the focus area, which is in the City's downtown and surrounding neighborhoods as these areas especially lack tree cover. The inventory and analysis of benefits revealed the following key findings:

- There are three hundred and sixty-four trees in the study area.
- The vast majority are near the street, but on private property. There are few street trees within the public right of way.

- Nearly four out of ten trees in the study area are Norway Maple trees.
- Gardner’s downtown street trees provide almost \$75,000 in total annual benefits, or almost \$200 per tree each year.
- The majority of the benefits of street trees in the area come from reduced energy bills, and increased aesthetic/property values.

The strategic planning came to the following conclusions:

- Due to the existing build-out of streets, sidewalks and buildings in the study area, there are few “easy” locations for planting new street trees within the existing right of way.
- Despite the challenges of Gardner’s built environment, there are ample opportunities to plant new trees in the study area. The potential location for new trees likely exceeds the City’s capacity to plant new trees for the foreseeable future.
- Settings in which new trees can be planted include existing and new tree belts, medians, curb bump outs, tree pits and stormwater planters, parking lots, and on private property adjacent to the right of way (front yard trees).
- Of the potential planting locations, private property next to the right of way has the greatest potential. Planting in these locations will require cooperation from private property owners and thus public outreach is the crucial step for future tree planting efforts.
- In addition to planting new trees, Gardner can support its urban forest by incorporating consideration of trees into its ordinances and regulations, and ensuring adequate funding for tree planting and maintenance, including seeking grants and other funding sources.

The status and need for public shade trees within Environmental Justice neighborhoods should be considered as a priority.

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## SECTION 5 INVENTORY OF LANDS

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### A. OVERVIEW

For the purpose of this report, Open Space is defined as any substantially undeveloped property with conservation or recreation interest whether owned by a public entity, nonprofit, or private party. Property intended primarily for recreation, whether developed or undeveloped and whether or not it includes open space (e.g., Greenwood Pool) is included in the inventory.

Protected and unprotected properties are included and identified. A protected open space and recreation property has provision to reduce the risk of destruction or degradation on the property. Unprotected properties lack those provisions and are therefore more vulnerable to loss or conversion to non-open space and recreation uses.

- Properties can experience various degrees of protection and by several methods:
- Private lands can be protected in perpetuity or for a specified time through deed restrictions or conservation easements.
- Lands under special taxation programs (Chapter 61, 61A, or 61B) are actively managed by their owners for forestry, agricultural, horticultural, or recreational use. These lands have limited protection.
- Lands acquired for watershed and aquifer protection are usually permanently protected open space.
- Lands that have been identified and used by the City as open space and recreation for an extensive time frame are usually permanently protected open space.
- Public recreation and conservation lands may be permanently protected open space, provided they have been dedicated to such use by deed.
- Municipal properties may be protected via a City Council vote to acquire them as protected properties.
- Private, public, and non-profit conservation and recreation lands are protected under Article 97 of the Articles of Amendment to the State Constitution.

### B. LANDS OF CONSERVATION INTEREST

The primary objective of this section is to consider all valuable open land and identify those parcels that are protected open space, and those that are not protected and therefore vulnerable to some type of development. The vulnerable open space parcels are then prioritized to direct future preservation activities by the City, State, and private conservation groups.

Table 5.1 contains a summary of all open space parcels. The open space parcels are

categorized according to each parcel's level of protection: permanent, limited (time restricted or municipal, state, or nonprofit with no permanent protection), and not protected.

Table 5-1 – Summary of Open Space

|                                                            | Number of<br>Parcels | Size (Acres)    |
|------------------------------------------------------------|----------------------|-----------------|
| <b>Permanently Protected</b>                               |                      |                 |
| Municipal                                                  | 95                   | 2,733.50        |
| State                                                      | 12                   | 1,080.60        |
| Non-Profit / Trust                                         | 107                  | 397.60          |
| Private (Conservation Restriction)                         | 10                   | 565.90          |
| <i>Subtotal</i>                                            | <b>224</b>           | <b>4,777.60</b> |
| <b>Limited Protection</b>                                  |                      |                 |
| Chapter 61 Forest                                          | 1                    | 41.10           |
| Chapter 61A Agriculture                                    | 10                   | 322.30          |
| Chapter 61B Recreation                                     | 12                   | 502             |
| Other (Municipal, State, Non-Profit, Trust)                | 26                   | 863.80          |
| <i>Subtotal</i>                                            | <b>49</b>            | <b>1,729.20</b> |
| <b>Total Acres of Land Having Some Level of Protection</b> | <b>273</b>           | <b>6,506.80</b> |
| <b>Not Protected (Undeveloped Lands)</b>                   | <b>99</b>            | <b>1,980.60</b> |
| <b>Total</b>                                               | <b>372</b>           | <b>8,487.40</b> |
| Total Acres of Land in Gardner                             |                      | 14,728.30       |
| % Open Space                                               |                      | 57.66%          |
| % Permanently Protected Open Space                         |                      | 32.47%          |
| % Open Space Having Limited Protection                     |                      | 11.74%          |
| % Open Space Having No Protection                          |                      | 13.44%          |

Table 1 in Appendix B contains the complete Open Space Inventory listing ownership, management entity or second owner, purpose (current use), zoning and level of protection for each of the 416 (103 of which make up the Keyes Road Subdivision) parcels. Map 11 Level of Protection is attached in Appendix A depicts all open space parcels and the level of protection for each parcel. Map 12 Open Space - Ownership is attached in Appendix A and depicts all permanently protected parcels by the ownership type (Land Trust, Municipal, Private, and State).

The process used to define an open space parcel for the purpose of this plan and to generate the inventory of 416 open space parcels is as follows:

Open Space Inventory:

1. Begin with the current record of the Assessor's database and the City's updated GIS parcel layer as well as the MASS GIS open space layer.
2. Identify Chapter 61 parcels and Open Space/Recreation parcels by DOR use code. Add any parcel with a Conservation Restriction (Gardner has only one).
3. Identify any remaining parcels of open, undeveloped land (parcels with no structures on them) and exclude parcels less than 5 acres in size.
4. Sort the resulting list by Assessor's land use code to exclude industrial, commercial, and other non-appropriate properties with discretion.
5. Assign protection levels: permanent, limited (time restricted or municipal, state or club owned and not otherwise protected) and not protected.
6. Review parcels of less than 5 acres removed in step 3 and add back to the inventory if special circumstances make the parcel desirable open space vulnerable to development.

The next steps identified which of the 416 open space parcels are a priority and then ranks each priority parcel to focus future preservation efforts. The process used to prioritize open space parcels for future preservation activities is described below.

Prioritizing Lands of Interest:

1. Remove parcels from the Open Space Inventory that are permanently protected or have a conservation restriction.
2. Remove parcels from the Open Space Inventory with limited protection.
3. Rate the remaining parcels according to the following criteria: located within a watershed protection district; adjacent to the Otter River; adjacent to Chapter 61 parcels or permanently protected open space; adjacent to other open space parcels identified in the Inventory; and identified on the MassGIS BioMap2.
4. Remove parcels of less than 10 acres that do not meet at least two of the criteria in step 3.
5. Review the less than 5 acres list (item 6 above) to extract and include as open space selected desirable parcels per criteria in item 3.

6. Remove parcels known to be inappropriate for open space. For example, properties owned by utility companies and properties with subdivision or special permit approvals.

This process reduced list to 58 open space parcels that were then ranked using the following criteria:

- Priority Rank 1 – greater than 50 acres and adjacent to protected open space.
- Priority Rank 2 – greater than 50 acres.
- Priority Rank 3 – adjacent to protected open space.
- Priority Rank 4 – in watershed or BioMap2 or adjacent to Otter River.
- Priority Rank 5 – remaining parcels.

The priority rankings were then adjusted to emphasize connected areas or corridors. If a cluster of properties had mostly 2 and 3 rankings, then they area was treated as a whole and assigned the value of the highest priority.

Table 5-2 contains a list of the 19 open space parcels categorized as priority 1 and 2 for future preservation activities.

*Table 5-2 – Priority 1 and 2 Properties*

| <b>Street Address</b> | <b>Parcel ID</b> | <b>Acres</b> | <b>Water Supply</b> | <b>Otter River</b> | <b>Adjacent</b> | <b>BIOMAP</b> | <b>Priority Rank</b> |
|-----------------------|------------------|--------------|---------------------|--------------------|-----------------|---------------|----------------------|
| RAYMOND ST            | W42-9-22         | 86.75        |                     |                    | OS              | X             | 1                    |
| PEARL ST              | W37-24-5         | 74.14        |                     |                    | OS, CH61        | X             | 1                    |
| HOWARD ST             | H42-21-21C       | 14.65        |                     |                    |                 |               | 1                    |
| CLARK ST              | H42-21-2B        | 13.60        |                     |                    |                 |               | 1                    |
| STONE ST & EATON ST   | R47-12-B         | 62.00        | X                   |                    |                 | X             | 1                    |
| CLARK ST              | H37-12-32        | 11.29        | X                   |                    | OS              |               | 1                    |
| RIVERSIDE RD          | H22-2-3          | 62.73        |                     | X                  | OS, CH61        |               | 1                    |
| MATTHEWS ST           | W37-17-2         | 50.4         | X                   |                    | OS, CH61        | X             | 1                    |
| LOVEWELL ST           | R07-3-11         | 127.5        |                     |                    | OS, CH61        | X             | 2                    |
| GREEN ST              | M42-8-8          | 31.5         |                     |                    | OS, CH61        | X             | 2                    |
| COLEMAN ST            | H22-15-37        | 50.81        |                     | X                  |                 |               | 2                    |

| <b>Street Address</b> | <b>Parcel ID</b> | <b>Acres</b> | <b>Water Supply</b> | <b>Otter River</b> | <b>Adjacent</b> | <b>BIOMAP</b> | <b>Priority Rank</b> |
|-----------------------|------------------|--------------|---------------------|--------------------|-----------------|---------------|----------------------|
| WEST ST               | H32-17-11        | 145.51       |                     |                    | CH61            |               | 2                    |
| BETTY SPRING RD       | X22-22-4A        | 10.31        |                     |                    |                 |               | 2                    |
| BETTY SPRING RD       | W22-20-26        | 68.72        |                     |                    |                 |               | 2                    |
| WILLIS RD             | W27-25-5         | 27.13        |                     |                    |                 |               | 2                    |
| WEST ST               | H32-11-9         | 21.97        |                     |                    |                 |               | 2                    |
| OTTER RIVER RD        | C37-9-23         | 32.62        |                     |                    |                 |               | 2                    |
| OTTER RIVER RD        | C37-18-31        | 23.47        |                     |                    |                 |               | 2                    |
| OTTER RIVER RD        | C37-19-19        | 48.77        |                     |                    |                 |               | 2                    |
| OTTER RIVER RD        | C37-20-20        | 27.19        |                     |                    |                 |               | 2                    |
| CHAPEL ST             | X22-2-9          | 11.80        |                     |                    |                 |               | 2                    |
| CLARK ST              | H37-16-1         | 44.89        |                     |                    | CH61            |               | 2                    |

Table 2 in Appendix B contains the entire list of the 58 parcels of interest ranked according to the above criteria. Map 13 Priority Ranking is attached in Appendix A and depicts all 58 ranked parcels of interest.

Table 5-3 contains the list of the 23 Chapter 61 properties.

*Table 5-3 – Chapter 61 Parcels*

| <b>PID</b> | <b>Address</b>  | <b>Acres</b> | <b>Type</b> | <b>Owner</b>                         |
|------------|-----------------|--------------|-------------|--------------------------------------|
| W37-17-2   | MATTHEWS ST     | 50.43        | 61          | KYMALAINEN THOMAS J & ALICE M TRSTES |
| W12-4-3    | PARTRIDGE ST    | 50.00        | 61          | SHUFFLETON BLANCHE E                 |
| W17-17-9   | 81 PARTRIDGE ST | 94.21        | 61A         | ANDERSON AUGUST P & SHERRY C TRSTES  |
| R07-7-1    | 386 WHITNEY ST  | 23.38        | 61A         | ANDERSON PAUL H & GAIL A             |
| R07-23-14B | 426 LOVEWELL ST | 5.85         | 61A         | BARRETT JAMES A & JOANNE M           |
| W27-14-1   | SMITH ST        | 8.00         | 61A         | CROTEAU RUSSELL R & MARY A           |
| M42-8-8    | GREEN ST        | 31.50        | 61A         | GUERTIN ANDRE E & SUZANNE G          |
| R07-12-4   | 402 WHITNEY ST  | 25.00        | 61A         | HALLOCK PETER E & JAYNE              |
| H32-5-17   | CLARK ST        | 27.90        | 61B         | GARDNER FISH & GUN CLUB              |



| PID       | Address           | Acres  | Type | Owner                                 |
|-----------|-------------------|--------|------|---------------------------------------|
| M12-4-17  | SAWYER ST         | 43.82  | 61B  | BALDUCCI MARIO                        |
| R12-19-39 | 102 LOVEWELL ST   | 26.77  | 61B  | BAZYDLO TODD H                        |
| M22-19-1  | HARVARD ST        | 10.63  | 61B  | BORIS REALTY TRUST                    |
| H42-17-2E | 61 HOWARD ST      | 13.75  | 61B  | BOUCHER EUGENE J & CRYSTAL L          |
| R07-3-11  | LOVEWELL ST       | 127.49 | 61B  | DUBZINSKI WJ JR & FISHER DANA M TRSTS |
| R07-12-1  | 443 WHITNEY ST    | 53.00  | 61A  | CROTEAU FRANCIS, TRUSTEE              |
| W02-1-4   | 778 WHITNEY ST    | 25.51  | 61   | GEMBORYS, BRIAN P                     |
| W02-1-5   | 804 WHITNEY ST    | 1.50   | 61   | GEMBORYS, BRIAN P                     |
| W07-13-6  | WHITNEY ST        | 30.00  | 61B  | GARDNER RABBIT CLUB INC               |
| H32-5-17  | CLARK ST          | 27.90  | 61B  | GARDNER FISH & GUN CLUB               |
| H37-23-1A | CLARK ST          | 14.00  | 61B  | GARDNER FISH & GUN CLUB               |
| H37-23-34 | CLARK ST          | 10.00  | 61B  | GARDNER FISH & GUN CLUB               |
| W27-4-4   | 48 CHAPEL ST      | 25.70  | 61B  | HUNTER GLADYS SL/E                    |
| H27-7-2   | 500 NOTRE DAME RD | 69.10  | 61B  | ROUSSEAU ALAN                         |

Map 14 Chapter 61 Lands is attached in Appendix A and depicts all 23 parcels covered by the provisions of Chapter 61.

Chapter 61 properties are listed separately from other open space properties because of ‘right of first refusal’ provision that gives the City more control over the future development of the properties. The City has a track record of exercising Chapter 61 ‘right of first refusal’ provision or assigning that right to a conservation organization. A separate listing of the Chapter 61 properties helps to highlight properties that should be considered for permanent bases if they become available. Parcel W37-17-2 will no longer be identified as a Chapter 61 property by fiscal year 2024.

### C. LANDS OF RECREATION INTEREST

Municipal, State-owned, and privately-owned public recreational facilities are listed in Table 5-4.

Table 5-4-Recreational Facilities

| <b>Facility</b>                | <b>Ac.</b> | <b>Main Activities</b>                                                                    | <b>Responsible Entity</b>        | <b>EJ Area</b> | <b>Condition</b>  |
|--------------------------------|------------|-------------------------------------------------------------------------------------------|----------------------------------|----------------|-------------------|
| <b>Municipal</b>               |            |                                                                                           |                                  |                |                   |
| Jackson Playground             | 8.1        | Ballfield, Basketball, Tot Lot, and skate park                                            | DPW                              | Yes            | Good              |
| Greenwood Playground           | 3.6        | Ballfield, Basketball, Tot Lot, and paved walking path                                    | DPW                              | Yes            | Good              |
| Bailey Brook Park              | 37         | Improved trails, Wetland Overlook, and Accessible Trail                                   | DPW                              | No             | Good              |
| Bailey Brook Conservation Area | 37         | Trails                                                                                    | ConCom                           | No             | Good              |
| Ovila Case Playground          | 7.7        | Ballfield, Tennis, Tot Lot, Barbecue Grills, and hard packed walking path                 | DPW                              | Yes            | Excellent         |
| Stedman Ballfield              | 3.0        | Ballfield, Fitness Station                                                                | School Dept.                     | Yes            | Good              |
| Pulaski Playground             | 4.4        | Basketball, 2 Tot Lots, and paved walking path, dog park                                  | DPW                              | Yes            | Good              |
| Bickford Playground            | 3.9        | Ballfield, Basketball, Volleyball, Tot Lot, 2 picnic tables and hard packed walking path. | DPW                              | Yes            | Good              |
| Volney Howe Park               | 0.04       | Outdoor seating                                                                           | Parks and Rec, DPW               | Yes            | Good              |
| Otter River Conservation Area  | 60.5       | Fishing, car-top boat launch site, hiking                                                 | ConCom                           | No             | Unimproved trails |
| Cummings Conservation Area     | 122.0      | Hiking, fishing, and hunting                                                              | ConCom                           | No             | Unimproved trails |
| Gardner City Forest            | 2,009.0    | Hiking, hunting, fishing, and water supply protection                                     | DPW                              | No             | Unimproved trails |
| North Central Pathway          | 5.0        | Paved walking/biking path                                                                 | North Central Pathway Comm & DPW | Yes            | Good              |
| Monument Park                  | 1.0        | Outdoor movies and concerts                                                               | DPW                              | Yes            | Excellent         |

| <i>Facility</i>                             | <i>Ac.</i> | <i>Main Activities</i>                                                                                 | <i>Responsible Entity</i>        | <i>EJ Area</i> | <i>Condition</i> |
|---------------------------------------------|------------|--------------------------------------------------------------------------------------------------------|----------------------------------|----------------|------------------|
| <b>Municipal</b>                            |            |                                                                                                        |                                  |                |                  |
| Golf Municipal Course                       | 166.0      | 18-hole golf course, pro shop, and restaurant/club house                                               | Municipal Golf Course Commission | Yes            | Good             |
| Municipal Driving Range                     | 66.0       | 12 teeing stations                                                                                     | Municipal Golf Course Commission | Yes            | Good             |
| Greenwood Outdoor Pool                      | 3.0        | Swimming                                                                                               | City                             | Abutting       | Good             |
| Wilder Field                                | 7.5        | Ballfields                                                                                             | DPW                              | Yes            | Poor (wet)       |
| Bullnose Park                               | 0.05       | Outdoor seating                                                                                        | Parks and Rec, DPW               | Yes            | Good             |
| Stone Field                                 | 5.3        | Sports field                                                                                           | School Dept.                     | Yes            | Good             |
| Perley Brook                                | 764.5      | Outdoor recreation, trails, biking, cross country skiing, hiking, fishing, and water supply protection | DPW                              | No             | Good             |
| Westminster State Park (North-East Gardner) | 45.0       | Trails for hiking, biking                                                                              | Commonwealth of Mass             | Yes            | Good             |
| Alisaukas                                   | 204.2      | Passive recreation                                                                                     | ConCom                           | No             | Good             |
| Watkins Field                               | 5.3        | High school athletic field, football, soccer, field hockey                                             | School Dept.                     | Yes            | Excellent        |

| <i>Facility</i>               | <i>Ac.</i> | <i>Main Activities</i>                                      | <i>Responsible Entity</i> | <i>EJ Area</i> | <i>Condition</i>  |
|-------------------------------|------------|-------------------------------------------------------------|---------------------------|----------------|-------------------|
| <b>State</b>                  |            |                                                             |                           |                |                   |
| Mount Wachusett Comm. College | 272.0      | Swimming, tennis, health & wellness center, athletic fields | MWCC                      | Yes            | Excellent         |
| Veterans Skating Rink         | 4.5        | Ice Skating                                                 | DCR                       | Yes            | Good              |
| Dunn Park                     | 116.0      | Swimming, hiking, picnicking, tot lot                       | DCR                       | Yes            | Excellent         |
| High Ridge Wildlife Area      | 1,012.0    | Hunting and hiking                                          | Fish & Wildlife           | Yes            | Unimproved trails |
| Mass Audubon Society          | 325.8      | Passive Recreation                                          | Commonwealth of Mass      | Yes            | Good              |

| <i>Facility</i>                   | <i>Ac.</i> | <i>Main Activities</i>              | <i>Responsible Entity</i> | <i>EJ Area</i> | <i>Condition</i> |
|-----------------------------------|------------|-------------------------------------|---------------------------|----------------|------------------|
| <b>Private</b>                    |            |                                     |                           |                |                  |
| Rome Conservation Area            | 175.0      | Hunting and hiking                  | North County Land Trust   | No             | Nature trails    |
| Lake Wampanoag Wildlife Sanctuary | 368.0      | Hiking                              | Audubon Society           | Yes            | Nature trails    |
| Camp Collier                      | 101.3      | Camping, fishing, and hiking        | Monadnock Trust           | Yes            | Poor             |
| Gardner Fish & Gun Club           | 146.9      | Hunting, Fishing, and Trap Shooting | Gardner Fish & Gun Club   | No             | Good             |
| Westend Beagle Club               | 47.7       | Hunting and Fishing                 | Westend Beagle Club       | No             | Good             |
| Gardner Rabbit Club               | 42.4       | Hunting                             | Gardner Rabbit Club       | Yes            | Good             |
| Sam Atter Field                   | 2.69       | Little League Field                 | Little League Field       | Yes            | Good             |

| <i>Facility</i>                | <i>Ac.</i> | <i>Main Activities</i> | <i>Responsible Entity</i>           | <i>EJ Area</i> | <i>Condition</i> |
|--------------------------------|------------|------------------------|-------------------------------------|----------------|------------------|
| <b>Cemeteries</b>              |            |                        |                                     |                |                  |
| St. Joseph's Cemetery          | 36.0       | Cemetery               | Roman Catholic Diocese of Worcester | No             | Good             |
| Wildwood Cemetery              | 186.0      | Cemetery               | Cemetery Comm, DPW                  | No             | Good             |
| St. John Cemetery              | 44.0       | Cemetery               | Roman Catholic Diocese of Worcester | No             | Good             |
| Greenbower Cemetery            | 9.0        | Cemetery               | Cemetery Comm, DPW                  | Yes            | Good             |
| Crystal Lake Cemetery and Park | 21.0       | Cemetery               | Cemetery Comm, DPW                  | Yes            | Good             |
| Notre Dame Cemetery            | 28.0       | Cemetery               | Roman Catholic Diocese of Worcester | No             | Good             |

The City significantly increased efforts to improve the conditions of its five playgrounds since 2015. In addition, Community Development Block Grant (CDBG)

and City funded updates to municipal park projects including Stedman Ballfield, and construction of the 37-acre Bailey Brook Conservation Area and Park. The west side (conservation area) will remain in its current state as open space in perpetuity, while the east side will be used recreationally, providing the public access to improved walking and biking trails, a wetland overlook, accessible trail access, and recreational facilities for all ages. As of 2023, Stedman Ballfield also has a new outdoor fitness station as well.

Map 15 Open Space and Recreation in Appendix A and depicts the facilities listed in Table 5-4.

#### D. PARK AND OPEN SPACE EQUITY

As noted in Table 5-4, all five of the City's playgrounds are located within an Environmental Justice (EJ) area. Pulaski, Greenwood, and more recently Bickford playgrounds are 100% ADA compliant. The City's other two playgrounds are not 100% ADA compliant.

Site access and accessibility to people with disabilities for all municipally owned conservation and recreation facilities are detailed in Appendix E, Table 1 - ADA Inventory Summary of Municipal Playgrounds.

Due to adequate inventory and location of existing playgrounds throughout the City, the Action Plan proposes only upgrades to existing playgrounds including the newest facility (Bailey Brook Park) located in West Gardner. Northwest Gardner is not an EJ area. Improvements continue to be made to all playground areas as needed. A number of pocket parks have either been built, Orpheum Park, or are being proposed, Maki Park, and a new park along Rear Main Street / Derby Drive. All are in EJ areas.

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## SECTION 6 COMMUNITY VISION

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### A. DESCRIPTION OF PROCESS

In April 2022, the Open Space and Recreation Plan Committee met to initiate the work of updating the 2015 plan. The Committee members represented the following:

- Conservation Commission
- Planning Board
- Municipal Grounds Commission
- Dept. of Community Development & Planning
- Engineering/Survey Dept.
- North County Land Trust

The Committee met six (6) times between April and January. Two public forums were held on August 11, 2022 and March 1, 2023 as listed in Table 6-1. A citizen-based survey consisting of thirty-seven (37) questions that focused on the types of recreational activities and open space priorities that respondents believe to be important. There was direct mail outreach to identified Environmental Justice populations, and the questionnaire was made available on the City's website and at the public library, City Hall, Senior Center and Senior Housing projects. Two hundred and forty (240) online surveys were completed.

Other means of outreach included announcements at the City Council televised meetings; a request for comments in the North County Land Trust's monthly newsletter; and postings on several widely followed Facebook pages including the Facebook page of Mayor Michael Nicholson.

Lastly, formal presentations were made at a City of Gardner Planning Board meeting, of which the Conservation Commission and City Council were invited. The Public meetings were videotaped and aired on the local cable network. The City Council meeting was broadcast live and rerun several times on the local cable network. The complete meeting schedule is listed in Table 6-1. All meetings were videotaped and shown on either the local cable network and the City YouTube station, or both.

Table 6-1- Meeting and Presentations

| <b>Event</b>                                                                    | <b>Date</b> |
|---------------------------------------------------------------------------------|-------------|
| First Committee Meeting                                                         | 4/24/2022   |
| Committee Meeting                                                               | 5/12/2022   |
| Committee Meeting                                                               | 5/25/2022   |
| Committee Meeting                                                               | 6/16/2022   |
| Public Meeting                                                                  | 8/11/2022   |
| Committee Meeting                                                               | 12/8/2022   |
| Committee Meeting                                                               | 1/19/2023   |
| Committee Meeting                                                               | 1/31/2023   |
| Committee Meeting                                                               | 3/29/2023   |
| Planning Board/City Council/Conservation Commission Presentation Public Hearing | 4/13/2023   |

**B. STATEMENT OF OPEN SPACE AND RECREATION GOALS**

The overall purpose of the 2022 - 2026 Open Space and Recreation Plan (OSRP) is to provide Gardner’s residents with a diverse system of interconnected open space areas and quality recreational opportunities that protect natural resources, promote public health, and enhance the quality of life. Enhancing the quality of life in a community maintains a careful balance between equity, environment, and economy.

More specifically, the goals of this plan are:

- Protect and improve the quality of existing open spaces, parks, and recreational opportunities;
- Selective expansion of open spaces, parks, and recreational opportunities;
- Protect water resources and improve water quality;
- Accommodate new growth where the environment can best support it; and
- Increase public awareness and stewardship of the City’s water resources, forests, parks, and conservation areas.

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## SECTION 7 ANALYSIS OF NEEDS

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The OSRP Committee, with help from various City staff and through the public input process, determined the most urgent resource protection, community, and management needs. This revised plan identifies several specific needs which are consistent with the targeted needs recognized by the Massachusetts Statewide Comprehensive Outdoor Recreation Plan (SCORP):

- Increase the availability of all types of trails for recreation;
- Increase the availability of water-based recreation;
- Invest in recreation and conservation areas that are close to home for short visits; and
- Invest in racially, economically, and age diverse neighborhoods given their projected increase in participation in outdoor recreation.

The Goals and Objectives and subsequent Action Plan items of this report reflect these consistencies and illustrate our plan for addressing them to meet the needs of Gardner and the statewide needs outlined by the Massachusetts SCORP.

### A. SUMMARY OF RESOURCE PROTECTION NEEDS

The City has a large surface water supply (Crystal Lake) and a groundwater supply well (Snake Pond). In addition, there is Perley Brook, a secondary surface water supply to Crystal Lake. Much of the land has been protected adjacent to these areas, but the protection of additional lands will lend to enhancement of water supply protection.

Some of the more recent open space acquisitions have been in the western part of the City adjacent to the Otter River Watershed. The Otter River provides habitat to a variety of wildlife and provides recreational opportunities, and this river ultimately feeds into the Long Island sound. The goal is to protect additional open space to expand large blocks of existing preserved lands.

In the northwest portion of Gardner, the O'Mealia Property and Alisaukas property are the City's most recent acquisitions. In addition, Bailey Brook Park was granted conservation protections.

There is a need for improved stormwater management to assist with protecting our ground and surface water supplies, wildlife habitats, and preserving open space for future generations. The City has been classified by the US EPA MS4 and is required to protect water quality.

The City is in the process of implementing their Forestry Stewardship programs which



covers approximately 75% of City-owned open space. These plans were developed in 2010 and since implementation, approximately 186 acres in three separate forestry management areas have been harvested.

Copies of the five Stewardship Plans and an Outreach Plan are available on the City's website: <https://www.gardner-ma.gov/174/Forest-Stewardship-Program>.

## B. SUMMARY OF COMMUNITY NEEDS

The results of the community survey yielded a need for improving children's play areas, improvements to City sidewalks, and an increase in natural conservation areas. Meeting these needs is directly in line with several of the major goals outlined in the Massachusetts SCORP.

In general, the community would benefit from improved public access to waterways, additional conservation areas, enhancements to conservation and recreation areas and their associated amenities, improved visibility, security features and exterior lighting within playgrounds and along pathways, improved trails, and improved access, promotion, and signage of City-owned conservation areas and open space lands.

Improvements to pedestrian mobility throughout the City, and especially to schools, were identified as a top community need. The City has pursued some improvements to sidewalks and rail trails through grant writing and will continue to identify and pursue these opportunities. Through these grant funds, the City has been able to replace approximately 9.76 miles (51,525 feet) of sidewalks in the last decade, with the downtown and surrounding neighborhoods being the primary target area. The improvements of sidewalks and additional pathways would benefit the entire community and provide connections between neighborhoods, central business district, educational institutions, and recreational areas. The City continues planning for the extension of the North Central Pathway Rail Trail, which will provide a valuable shared-use pathway that can be used by all ages. Improvements to sidewalks and increased plantings of public shade trees within the City's Environmental Justice areas would have a substantial impact on addressing community needs within those areas.

Gardner has improved its entire playground infrastructure over the last several years and as part of the improvements, has addressed the needs of special populations. Three parks (Ovila Case, Bickford, and Polaski) have had walking paths added which are popular with young families and the elderly population. These paths also meet ADA requirements for wheelchair accessibility. Most recently, accessible play areas with equipment have been installed at Bickford Playground.

Greenwood Pool, the City's only public outdoor pool, has undergone renovations that has improved the facility and added a lift to the pool which enables handicap access into the water. The City has plans to demolish the indoor pool and building, due to the deteriorating conditions, and instead utilize the site for other recreational purposes that enhance the existing outdoor pool amenities and provide other community

services. One plan the City hopes to obtain funding for and build within the upcoming years as a part of the reuse plan for the indoor pool site, is an outdoor ice skating rink, which will be incorporated into a new pavilion at the site.

The City plans on constructing many additional parking spaces (including handicap parking) for the downtown central business district in 2023. There are several large apartment complexes in the downtown area that house elderly populations, so the City is working to assist this population with improvements such as signage, improved sidewalks, handicap ramps, and handicapped parking spots. In addition, the City will generate a municipal parking map that will be posted downtown to inform the public of their parking options.

A topic that was widely discussed at the start of the last OSRP's approval was the community need for a skate park. During the design process, the City requested formal ideas from students in the school system and incorporated many of the ideas into the design, which was finalized at the beginning of Fall 2015. The skatepark has since been completed in 2017 at Jackson Playground and has been a benefit to the young children and teenagers of the community.

### Recreation Areas

The survey results indicated that more than half the community is satisfied or very satisfied by the amount of park and recreation areas, and nearly half of respondents indicated a desire for more open space. Many feel that improvements need to be made to existing recreational areas. Of the improvements to open space and recreation areas, the focus was specifically on young children while the least important areas were for hunting and fishing, farmlands, and historic preservation (see questions 2 - 9 of the survey in Appendix F). When asked what top three facilities were needed in Gardner (question 11 Appendix F), the responses were the additional opportunities for Children's Play (35.6%), improvements to Greenwood Outdoor Pool (30.7%), improved City Sidewalks (40.0%) and additional neighborhood parks and conservation lands.

Many comments received focused on improving/maintaining existing facilities rather than on development or acquisition of new facilities.

### Sidewalks

The City has a significant amount of sidewalks which can be seen in Map 5 of Appendix A and almost 88% of respondents indicated that they considered availability of sidewalks for mobility and recreation important (question 14 Appendix F). The City has a Complete Streets plan and is implementing a sidewalk prioritization program. Several sidewalks in downtown Gardner have been recently updated during street improvement projects. Between 2015 and 2022, the City has improved or constructed 9 miles of sidewalks.

### Tax Base

The City's residential tax base has been in a decline since 2008 while the commercial and industrial tax base has been in a slight incline. The residents of Gardner are still dealing with the financial implications of the economic downturn, so the goal is to reduce pressure on residential property taxes by expanding the commercial and industrial tax base. There are several available lots in commercial and industrial zones including the Summit Industrial Park and the Mill Street Urban Renewal area.

In addition to property taxes, it is equally important to hold water and sewer fees to levels necessary to meet ever increasing quality standards and to maintain maintenance programs.

### Funding for Land Protection

There are a variety of potential funding sources for open space acquisition. The community indicated that they were willing to pay an increase in taxes for additional recreational opportunities and the implementation of the Community Preservation Act (CPA) may help to achieve this. Residents should be given the opportunity to vote for or against adoption of the CPA to provide additional financial support to preserve Open Space and develop outdoor recreational facilities. Additional funds may come from DEM trail grants, land trust purchases, negotiation of easements or other sources.

## C. SUMMARY OF MANAGEMENT NEEDS

In order to effectively implement the OSRP, the City needs to increase capacities to manage and maintain water resources, forests, parks, conservation areas, and recreation facilities. The continued coordination between the City's Conservation Commission Agent, Community Development & Planning Department, Parks & Recreation Department, Public Works Department, and the Open Space and Recreation Committee is needed to achieve this. This will improve coordination among local groups, neighboring communities, and state agencies, and will help expand the funding opportunities to implement the OSRP.

There are also several aspects in the land management of conservation areas that would benefit from improvement. Many of the open space lands are in need of trail management and better signage. With constricted budgets and lack of staffing, these properties have been low on the priority listing for the City. Expanded funding and implementing a volunteer program could help tremendously with improving the conservation areas.

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## SECTION 8 GOALS AND OBJECTIVES

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Reviewing Sections 6 and 7, the City compiled a list of goals and objectives to coordinate future actions to improve their open space and recreation facilities. The list below was developed and reviewed by the OSRP Committee and through consultation with City staff, with consideration of community input from the survey results as well as from the public meeting.

**Goal One** — Protect and improve the quality of existing open spaces, parks and recreational opportunities.

1. Continue aggressive maintenance program at parks and playgrounds.
2. Upgrade playground equipment, playing fields and walking tracks.
3. Improve management and coordination among departments and with local groups, surrounding communities and State agencies.
4. Work with Police Department to ensure that parks and playgrounds are family friendly and to curtail illegal activities.
5. Upgrade existing sidewalks and hiking trail networks.

**Goal Two** — Selective expansion of open spaces, parks and recreational opportunities:

1. Protect additional open space (refer to Table 5-1).
2. Include provisions for open spaces, parks and recreation in redevelopment plans for Brownfields.
3. Improve access to lakes, ponds and rivers.
4. Create outdoor recreational opportunities in West Gardner.
5. Expand outdoor facilities for young children.
6. Provide a place for dogs to run free without getting in trouble.

**Goal Three** — Protect water resources and improve water quality:

1. Improve storm water management.
2. Protect additional land in water supply protection districts.
3. Improve capacity to administer local wetland resource protection ordinance.
4. Improve water conservation.

**Goal Four** — Accommodate growth where the environment can best support it:

1. Concentrate growth in established neighborhoods.
2. Upgrade existing municipal infrastructure.
3. Continue implementation of Gardner's Urban Renewal Plans.

**Goal Five** — Increase public awareness, use and stewardship of the City’s water resources, forests, parks, conservation areas and recreational opportunities:

1. Promote use and stewardship of local natural resources and the health benefits of using recreation facilities.
2. Conduct a public shade tree inventory
3. Promote family friendly parks.
4. Promote universally accessible facilities.
5. Conduct public meetings and site visits.
6. Improve management and coordination among Departments and with local groups, surrounding communities and State agencies.

**Goal Six** — Expand multi-modal connectivity by improving bicycle and pedestrian paths, trails, and sidewalks.

1. Continue improvements to the City’s bike lane & path network.
2. Continue sidewalk improvement program.

DRAFT

## SECTION 9 SEVEN YEAR ACTION PLAN

The Seven Year Action Plan contains a list of prioritized action items associated with each goal along with a timeframe for each. The projects and recommendations making up the action items were developed and prioritized by the OSRP Committee, City staff, and through public comment consideration. Some of the actions listed include projects and recommendations that have been in development for many years and were contained in previous OSRP's.

Each of the action items identify the responsible party(s) that will be critical to implementing and completing related tasks. Each of the action items also estimates the timeframe needed to implement the project or recommendation.

Funding is critical to the implementation of many of the action items, and the City will seek funding from a variety of sources – general City funds, grant awards, volunteer efforts, and private donations. It is difficult to identify specific funding sources for each of the action items, however, we have made an attempt to match each action item with applicable funding sources. The City has a long history of securing state grants for land conservation and recreation, and has recently made significant increases in the City budget for maintenance of parks and playgrounds. A list of these possible funding sources is listed in Appendix D.

Map 16 Action Plan is attached in Appendix A.

Acronyms of organizations potentially responsible for implementing action items:

| Organizations |                                                  | Funding |                                 |
|---------------|--------------------------------------------------|---------|---------------------------------|
| CC            | City Council                                     | CF      | City Funding                    |
| CE            | City Engineer                                    | P       | Private                         |
| ConCom        | Conservation Commission                          | NP      | Non-Profit Donations            |
| DCDP          | Department of Community Development and Planning | GF      | Grant Funds                     |
| DPW           | Department of Public Works                       | PD      | Private Donations               |
| GPD           | Gardner Police Department                        | VE      | Volunteer Efforts               |
| MRWC          | Millers River Watershed Council                  | MRWC    | Millers River Watershed Council |
| MRPC          | Montachusett Regional Planning Commission        |         |                                 |
| PB            | Planning Board                                   |         |                                 |

**GOAL 1** - Protect and improve the quality of existing open spaces, parks and recreational opportunities.

| Goal                                                                                    | Responsible Party | Funding        | Year |   |   |   |   |   |   |
|-----------------------------------------------------------------------------------------|-------------------|----------------|------|---|---|---|---|---|---|
|                                                                                         |                   |                | 1    | 2 | 3 | 4 | 5 | 6 | 7 |
| <i>Adequately staff DPW for maintenance of Parks and Playgrounds.</i>                   | DPW               | CF             | •    | • | • | • | • | • | • |
| <i>Continue implementation of Forest Stewardship Program.</i>                           | CE, ConCom        | CF, VE         | •    | • | • | • | • | • | • |
| <i>Upgrade the Equipment and Playing Fields at all playground facilities as needed.</i> | DPW , DCDP        | CF, GF, VE, PD | •    | • | • | • | • | • | • |
| <i>Prepare a reuse plan for the Greenwood Memorial Pool property.</i>                   | DCDP              | GF, P, NP      | •    | • | • | • |   |   |   |
| <i>Adopt Community Preservation Act (CPA).</i>                                          | M, CC             | N/A            |      |   | • | • | • |   |   |
| <i>Maintaining/replacing existing sidewalk infrastructure.</i>                          | DCDP, CE, DPW     | CF, GF         | •    | • | • | • | • | • | • |

**GOAL 2-** Selective expansion of open spaces, parks and recreational opportunities.

| Goal                                                                                                       | Responsible Party  | Funding       | Year |   |   |   |   |   |   |
|------------------------------------------------------------------------------------------------------------|--------------------|---------------|------|---|---|---|---|---|---|
|                                                                                                            |                    |               | 1    | 2 | 3 | 4 | 5 | 6 | 7 |
| <i>Support the Otter River Blue Trails Project.</i>                                                        | MRWC, ConCom       | CF, VE, P, NP | •    | • | • | • | • | • | • |
| <i>Complete the North Central Pathway.</i>                                                                 | DCDP               | GF            | •    | • | • | • | • | • | • |
| <i>Continue to build out Bailey Brook Park in West Gardner.</i>                                            | DCDP, M, CC        | N/A           | •    | • | • | • |   |   |   |
| <i>Update the 2018 Open Space Trails Inventory Report.</i>                                                 | DCDP, ConCom, MRPC | CF            |      | • | • | • |   |   |   |
| <i>Investigate promoting and improving public access to Lake Wampanoag.</i>                                | ConCom             | N/A           |      |   | • | • | • |   |   |
| <i>Develop Multi-purpose Municipal park with Playground Equipment and athletic fields in West Gardner.</i> | DCDP, DPW          | P, NP, CF, NP | •    | • | • | • |   |   |   |
| <i>Maintain and upgrade Off-Leash 'Dog Park' at Pulaski Playground.</i>                                    | DPW                | GF, VE        | •    | • | • | • | • | • | • |

**GOAL 3 - Protect water resources and improve water quality.**

| Goal                                                                                      | Responsible Party | Funding              | Year |   |   |   |   |   |   |   |
|-------------------------------------------------------------------------------------------|-------------------|----------------------|------|---|---|---|---|---|---|---|
|                                                                                           |                   |                      | 1    | 2 | 3 | 4 | 5 | 6 | 7 |   |
| <i>Continue upgrades to the Wastewater Treatment Facility.</i>                            | CE, DPW           | Sewer Enterprise     | ●    | ● | ● | ● |   |   |   |   |
| <i>Continue Inflow and Infiltration (I&amp;I) Program.</i>                                | DPW, CE           | Sewer Enterprise     | ●    | ● | ● | ● | ● | ● | ● | ● |
| <i>Continue Water System Maintenance and Replacement Programs.</i>                        | DPW, CE           | Water Enterprise     | ●    | ● | ● | ● | ● | ● | ● | ● |
| <i>Continue Stormwater Management Program oversight.</i>                                  | CE, DPW, ConCom   | CF                   | ●    | ● | ● | ● | ● | ● | ● | ● |
| <i>Identify and Protect Additional Land within the Water Supply Protection Districts.</i> | CE, M, ConCom     | GF, CF               | ●    | ● | ● | ● | ● | ● | ● | ● |
| <i>Prepare a Wellhead and Surface Water Supply Protection Plan.</i>                       | DCDP, CE, DPW     | Water Enterprise, CF |      |   |   | ● | ● | ● |   |   |

**GOAL 4 - Accommodate growth where the environment can best support it.**

| Goal                                                                                           | Responsible Party                     | Funding                                                            | Year |   |   |   |   |   |   |   |
|------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------------|------|---|---|---|---|---|---|---|
|                                                                                                |                                       |                                                                    | 1    | 2 | 3 | 4 | 5 | 6 | 7 |   |
| <i>Continued Priority on Maintenance and Replacement of Existing Municipal Infrastructure.</i> | Various                               | CF, GF                                                             | ●    | ● | ● | ● | ● | ● | ● | ● |
| <i>Continue Use of Smart Growth Tools.</i>                                                     | PB                                    | N/A                                                                | ●    | ● | ● | ● | ● | ● | ● | ● |
| <i>Implement Projects Contained in Existing Urban Renewal Plans.</i>                           | Gardner Redevelopment Authority, DCDP | City funds, GRA funds, grant funds, private / non-profit donations | ●    | ● | ● | ● | ● | ● | ● | ● |

**GOAL 5 - Increase public awareness, use and stewardship of the City’s water resources, forests, parks, conservation areas, and recreational opportunities.**

| Goal                                                                                                                                       | Responsible Party    | Funding                                    | Year |   |   |   |   |   |   |   |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|------|---|---|---|---|---|---|---|
|                                                                                                                                            |                      |                                            | 1    | 2 | 3 | 4 | 5 | 6 | 7 |   |
| <i>Use City GIS and social media tools to improve public understanding of open space and conservation.</i>                                 | GIS, CE              | City funds                                 | ●    | ● |   |   |   |   |   |   |
| <i>Improve Outreach and Educational Efforts.</i>                                                                                           | School Dept., ConCom | Volunteer efforts                          |      |   | ● | ● | ● |   |   |   |
| <i>Maintain and update the mapped water resources, City forests, parks, conservation areas, and other municipal recreation facilities.</i> | ConCom, GIS          | City funds, grant funds, volunteer efforts | ●    | ● | ● | ● | ● | ● | ● | ● |



**GOAL 6** - Expand multimodal connectivity by improving bicycle and pedestrian paths, trails and sidewalks.

| Goal                                                                              | Responsible Party       | Funding | Year |   |   |   |   |   |   |   |
|-----------------------------------------------------------------------------------|-------------------------|---------|------|---|---|---|---|---|---|---|
|                                                                                   |                         |         | 1    | 2 | 3 | 4 | 5 | 6 | 7 |   |
| <i>Create a bicycle and pedestrian multi-modal master plan.</i>                   | MRPC, DPW, DCDP, ConCom | CF, GF  | •    | • |   |   |   |   |   |   |
| <i>Continue to implement the Complete Streets Plan.</i>                           | DPW, DCDP               | CF, GF  | •    | • | • | • | • |   |   |   |
| <i>Integrate multimodal improvements into the Capital Improvement Plan (CIP).</i> | DPW, DCDP               | CF, GF  | •    | • | • | • | • | • | • | • |

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## SECTION 10 PUBLIC COMMENTS

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Letters of support from the Mayor, City Council, Planning Board, Conservation Commission, Montachusett Regional Planning Commission, and DCS as well as the public survey questions and answers can be found in Appendix F.

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## SECTION 11 REFERENCES

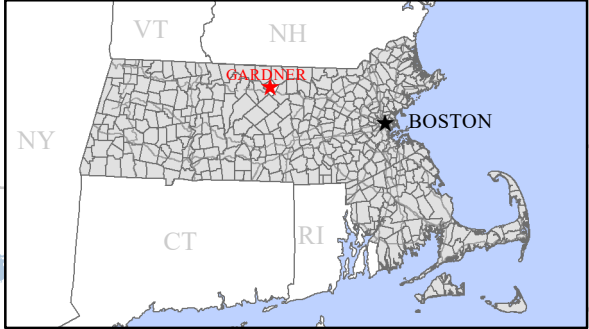
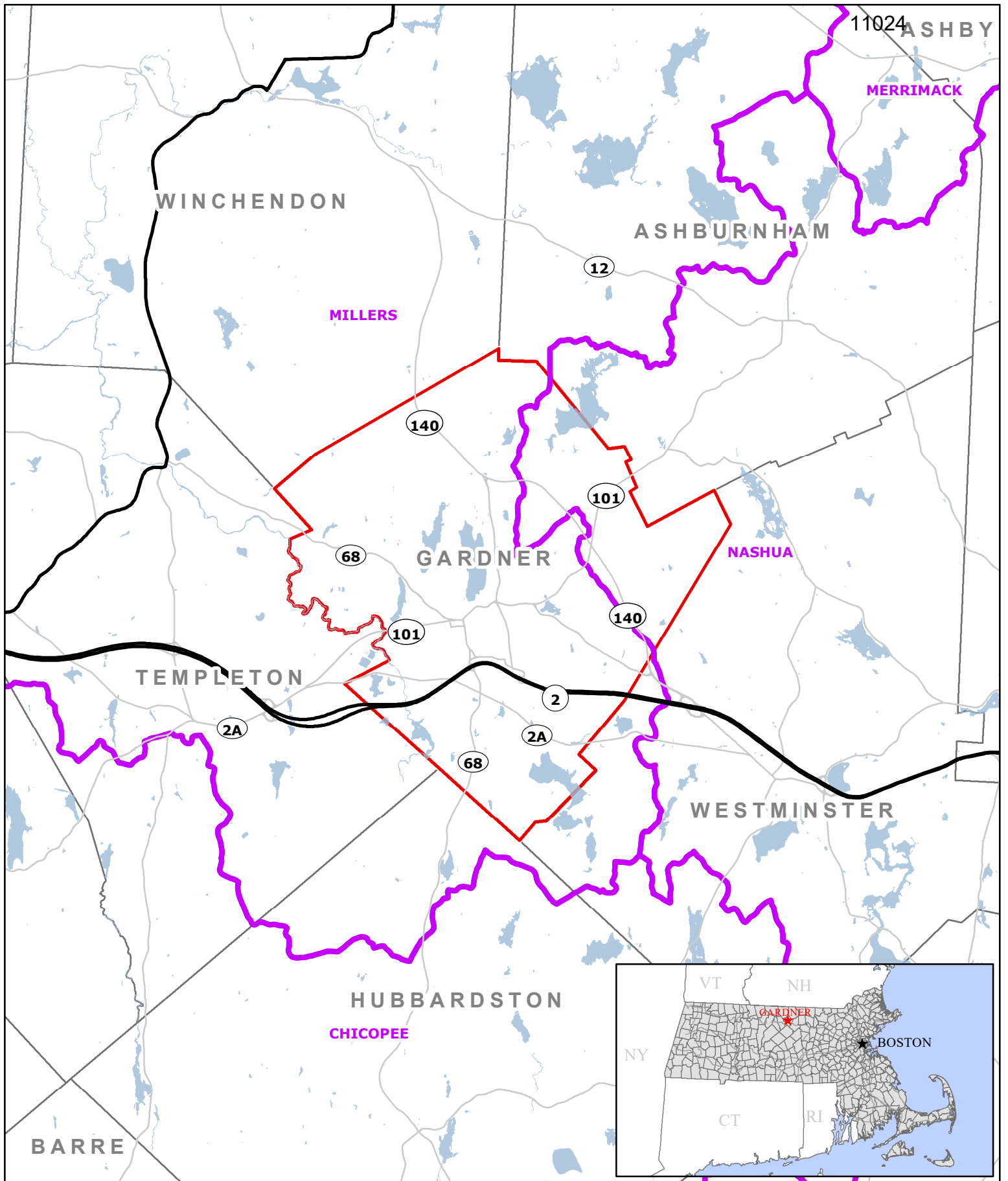
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The following sources were used in the preparation of this Plan:

- Gardner Survey Department
- Gardner Assessing Department
- Gardner Department of Public Works
- Gardner Community Development and Planning
- City of Gardner Open Space and Recreation Plans (1994, 2000, 2006, and 2015)
- Various State of Massachusetts departmental websites: DEP, DCR, Department of Fish & Game – Division of Fisheries & Wildlife, Agricultural Resources, EOEEA, etc.,
- Statewide Comprehensive Outdoor Recreation Plan, Bio-Map, Living Waters, Natural Heritage and Endangered Species Program, and others.
- Various non-profit websites: North County Land Trust, Mount Grace Land Trust, and MRPC.
- All maps and acreage calculations were performed by the City of Gardner GIS Coordinator, Survey Department.
- City of Gardner Comprehensive Master Plan, 2014
- Community Development Plan, 2004
- Downtown Urban Renewal Plan, 2011
- Massachusetts Labor and Workforce Development
- US Census Bureau
- Montachusett Regional Strategic Framework Plan, 2011
- Worcester Business Journal, Jan 6, 2014
- MA SCORP <http://www.mass.gov/eea/docs/eea/dcs/fy13-gr/draft-scorp-2012.pdf>
- BioMap2 [http://maps.massgis.state.ma.us/dfg/biomap/pdf/town\\_core/Gardner.pdf](http://maps.massgis.state.ma.us/dfg/biomap/pdf/town_core/Gardner.pdf)

# DRAFT

## Appendix A



- Legend**
- ▬ Watersheds
  - ▬ Major Routes
  - ▬ Major Roads
  - ▭ Waterbodies

**MAP 1**  
**REGIONAL CONTEXT**  
 City of Gardner  
 2022 Open Space and Recreation Plan

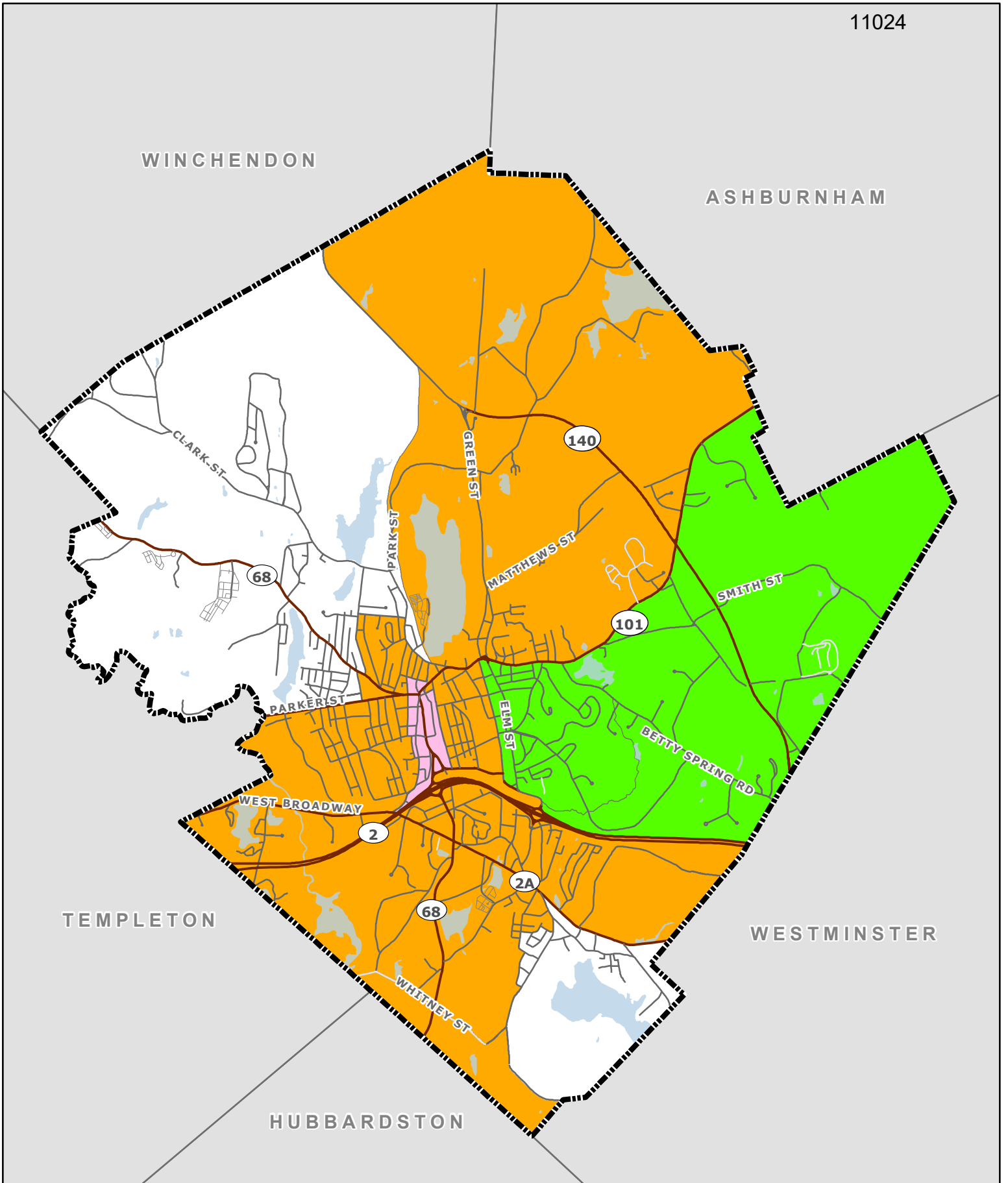
0 4,500 9,000 Feet  
 1 inch = 9,000 feet

Data Sources:  
 City of Gardner,  
 MassGIS

MAP  
**1**

WINCHENDON

ASHBURNHAM



TEMPLETON

WESTMINSTER

HUBBARDSTON

**2020 Environmental Justice**

- Income
- Minority
- Minority and income

**MAP 2**  
**ENVIRONMENTAL JUSTICE**

City of Gardner  
 2022 Open Space and Recreation Plan

0 2,250 4,500 Feet  
 1 inch = 4,500 feet



Data Sources:  
 City of Gardner,  
 MassGIS

MAP  
**2**

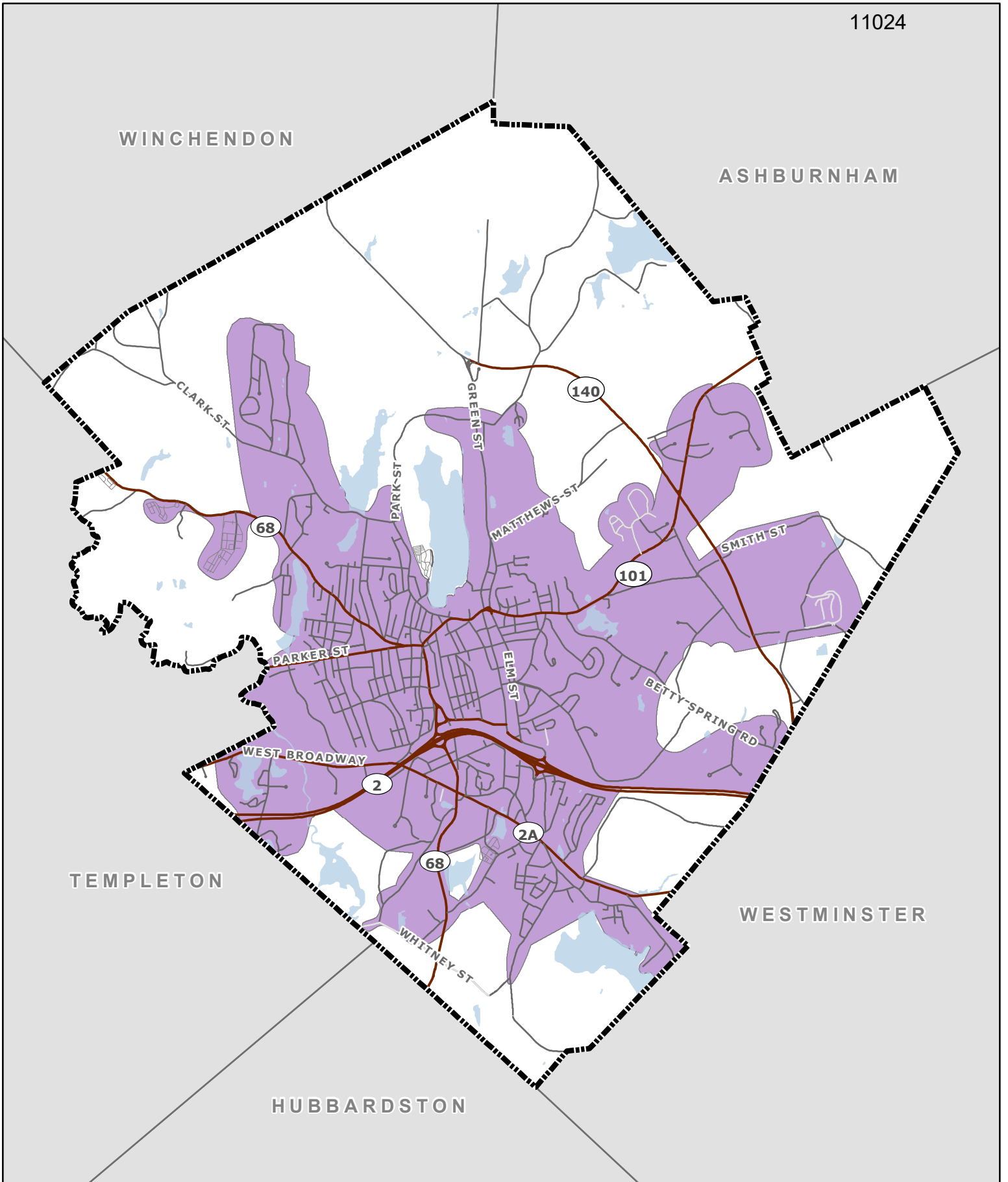
WINCHENDON

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TEMPLETON

WESTMINSTER

HUBBARDSTON



Water Service Area

**MAP 3**  
**WATER SERVICE AREA**

**City of Gardner**  
**2022 Open Space and Recreation Plan**

0 2,250 4,500 Feet  
 1 inch = 4,500 feet

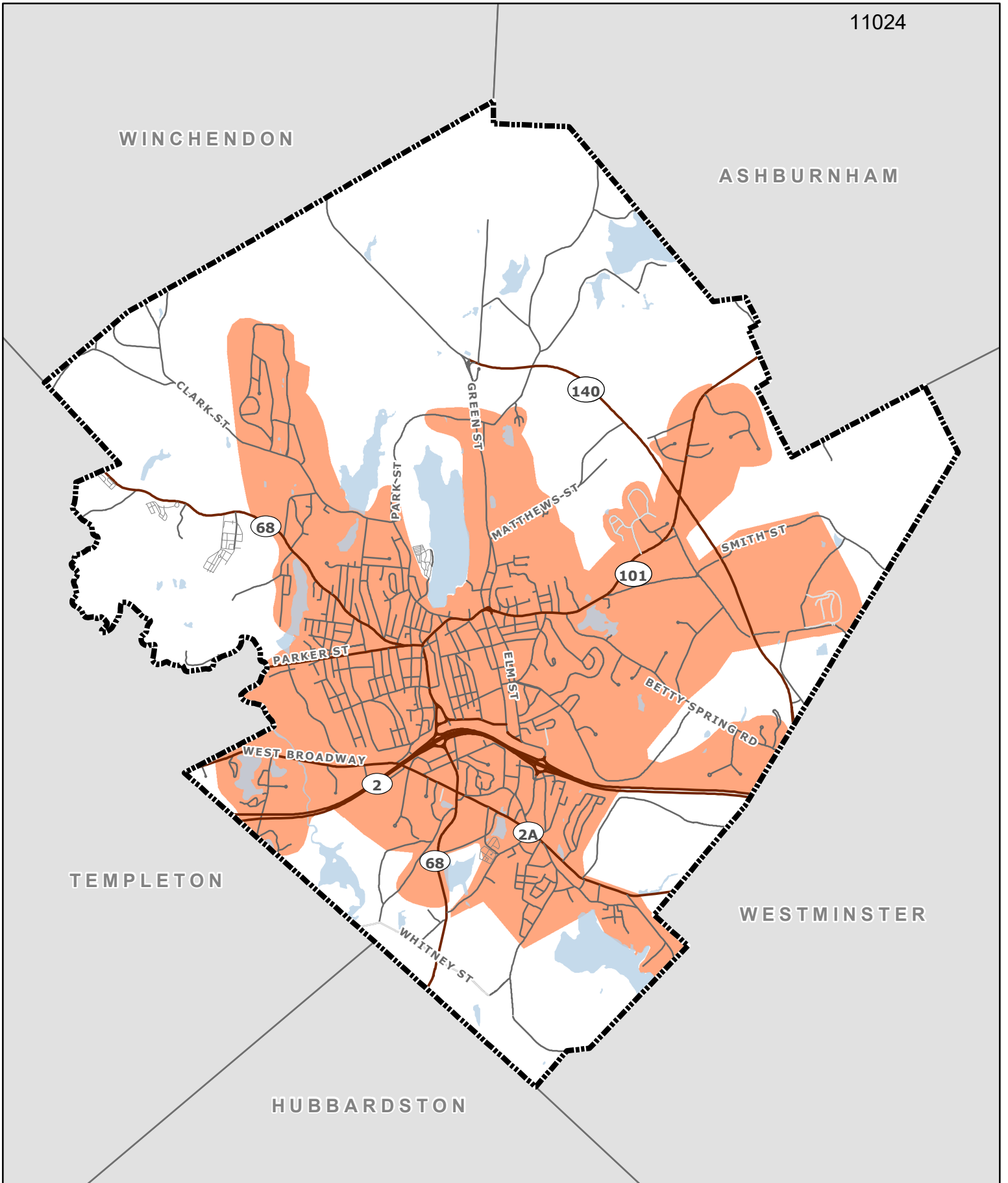


Data Sources:  
 City of Gardner,  
 MassGIS

MAP  
**3**

WINCHENDON


ASHBURNHAM




TEMPLETON

WESTMINSTER

HUBBARDSTON

 Sewer Service Area

**MAP 4**  
**SEWER SERVICE AREA**  
 City of Gardner  
 2022 Open Space and Recreation Plan

0 2,250 4,500 Feet  
 1 inch = 4,500 feet 

Data Sources:  
 City of Gardner,  
 MassGIS

MAP  
**4**



WINCHENDON

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WESTMINSTER

HUBBARDSTON

— Sidewalks

### MAP 5 SIDEWALKS

## City of Gardner 2022 Open Space and Recreation Plan

0 2,250 4,500 Feet  
1 inch = 4,500 feet



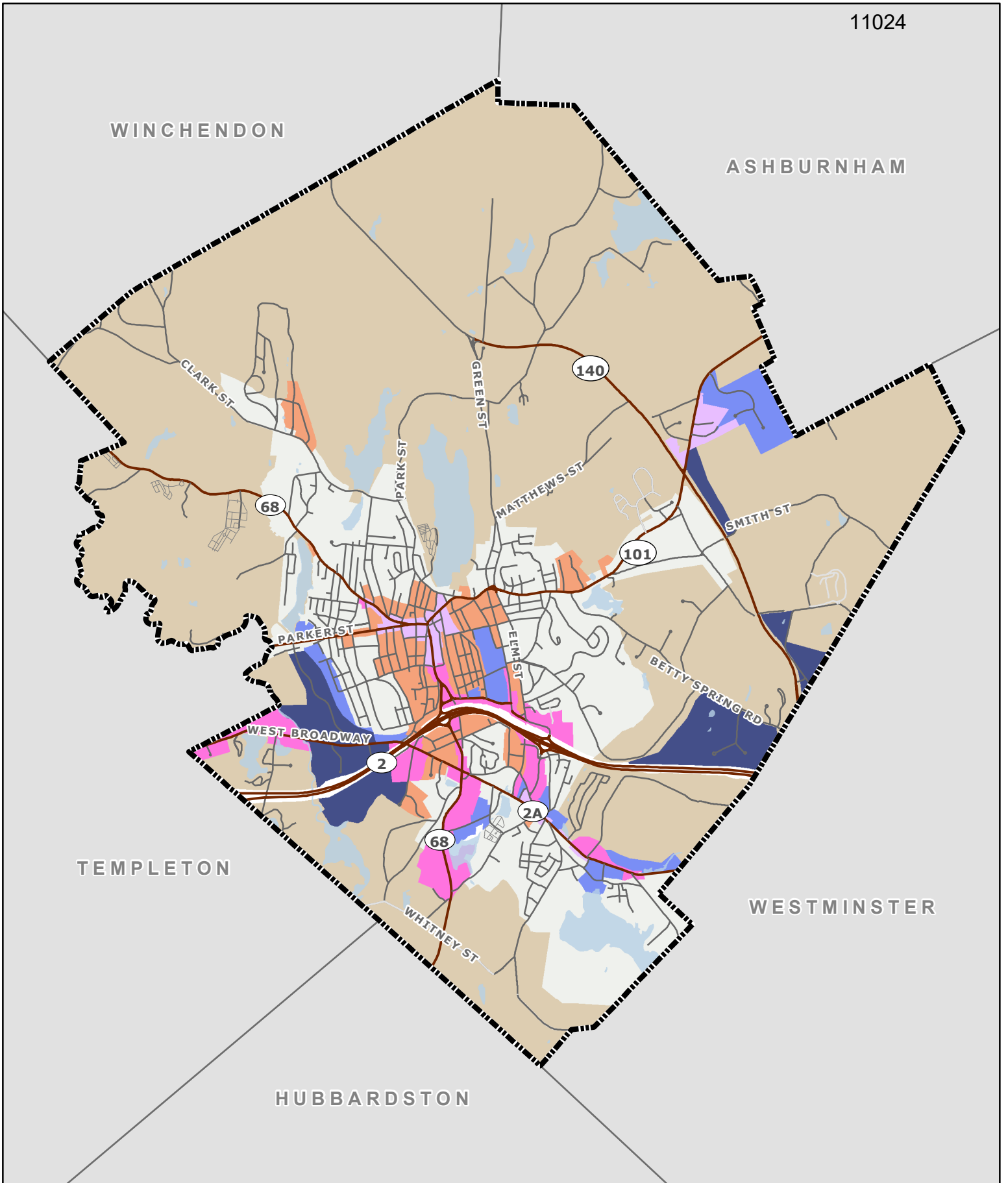
Data Sources:  
City of Gardner,  
MassGIS

MAP

5

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- Legend**
- Commercial (C1)
  - Commercial (C2)
  - Industrial (I1)
  - Industrial (I2)
  - Single Family Residential (R1)
  - Rural Residential (R2)
  - General Residential (R3)

**MAP 6  
ZONING**

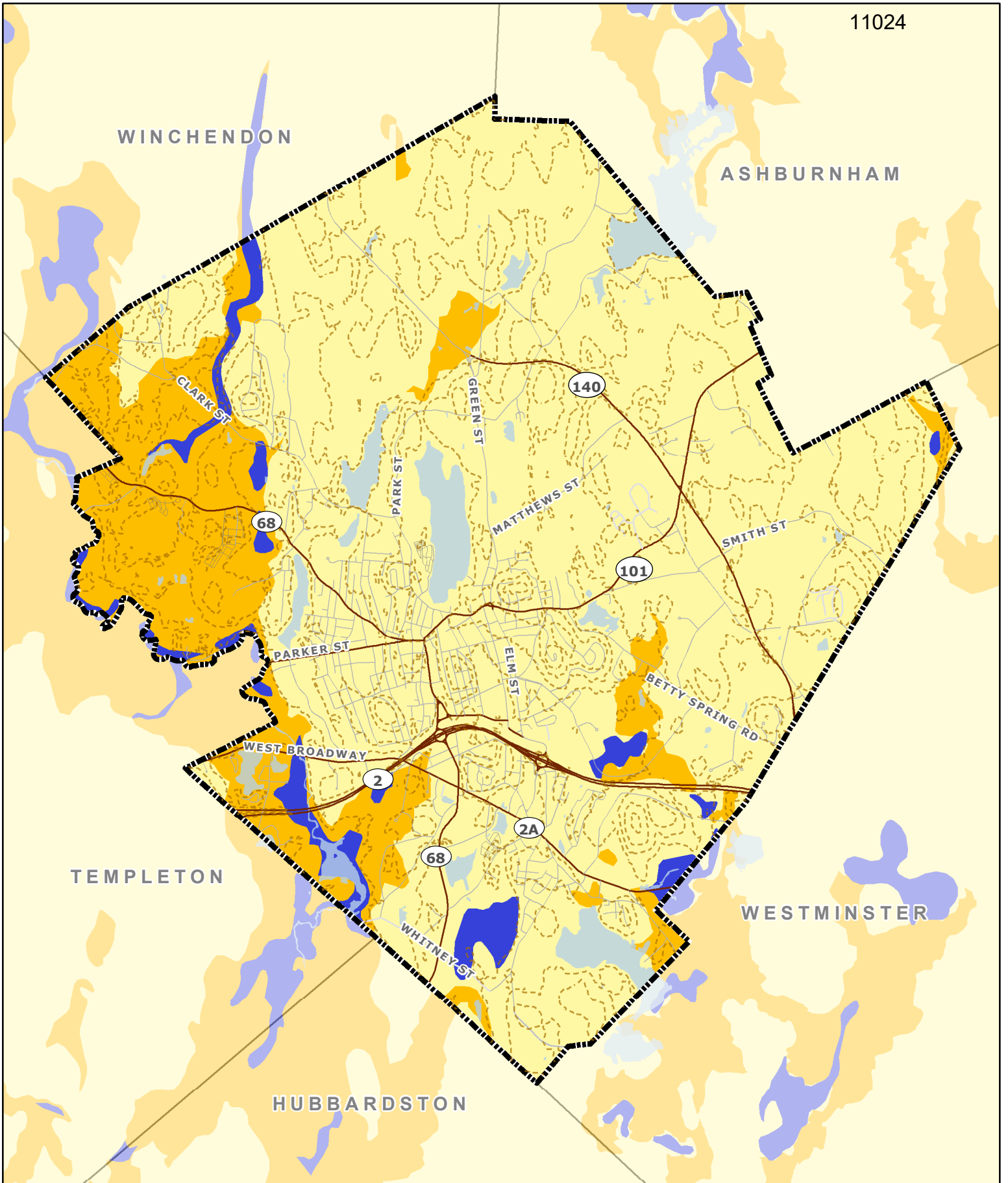
**City of Gardner  
2022 Open Space and Recreation Plan**

0 2,250 4,500 Feet  
1 inch = 4,500 feet



Data Sources:  
City of Gardner,  
MassGIS

MAP  
**6**



**Surficial Geology**

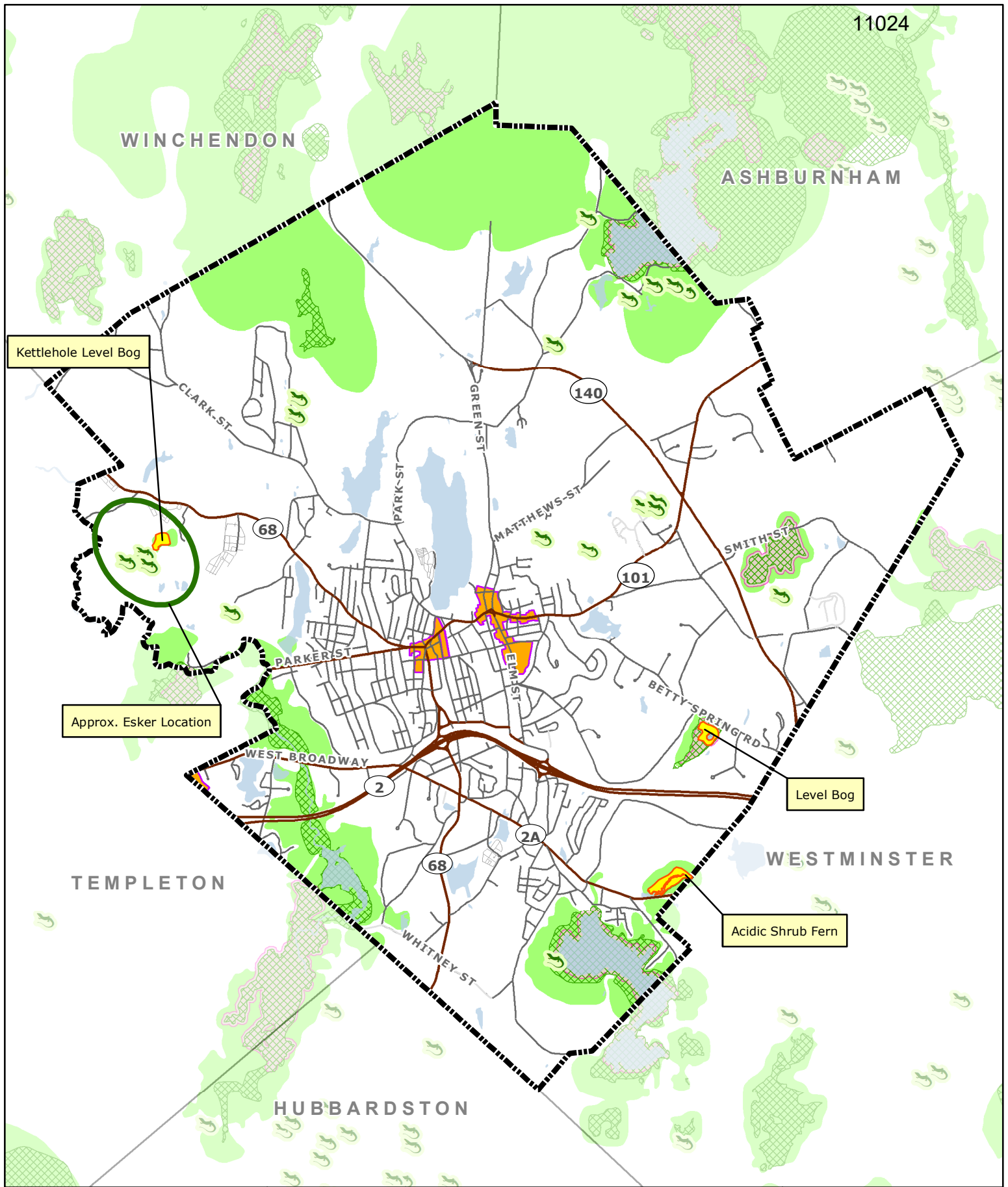
- Sand and Gravel
- Till or Bedrock
- Floodplain Alluvium
- Contours
- Waterbodies

**MAP 7**  
**SOILS & GEOLOGIC FEATURES**  
 City of Gardner  
 2022 Open Space and Recreation Plan

0 2,250 4,500 Feet  
 1 inch = 4,500 feet

Data Sources:  
 City of Gardner,  
 MassGIS

MAP  
**7**



11024

WINCHENDON

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Kettlehole Level Bog

140

68

101

Approx. Esker Location

Level Bog

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Acidic Shrub Fern

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**MAP 8**  
**UNIQUE FEATURES**

**City of Gardner**  
**2022 Open Space and Recreation Plan**

0 2,250 4,500 Feet  
1 inch = 4,500 feet



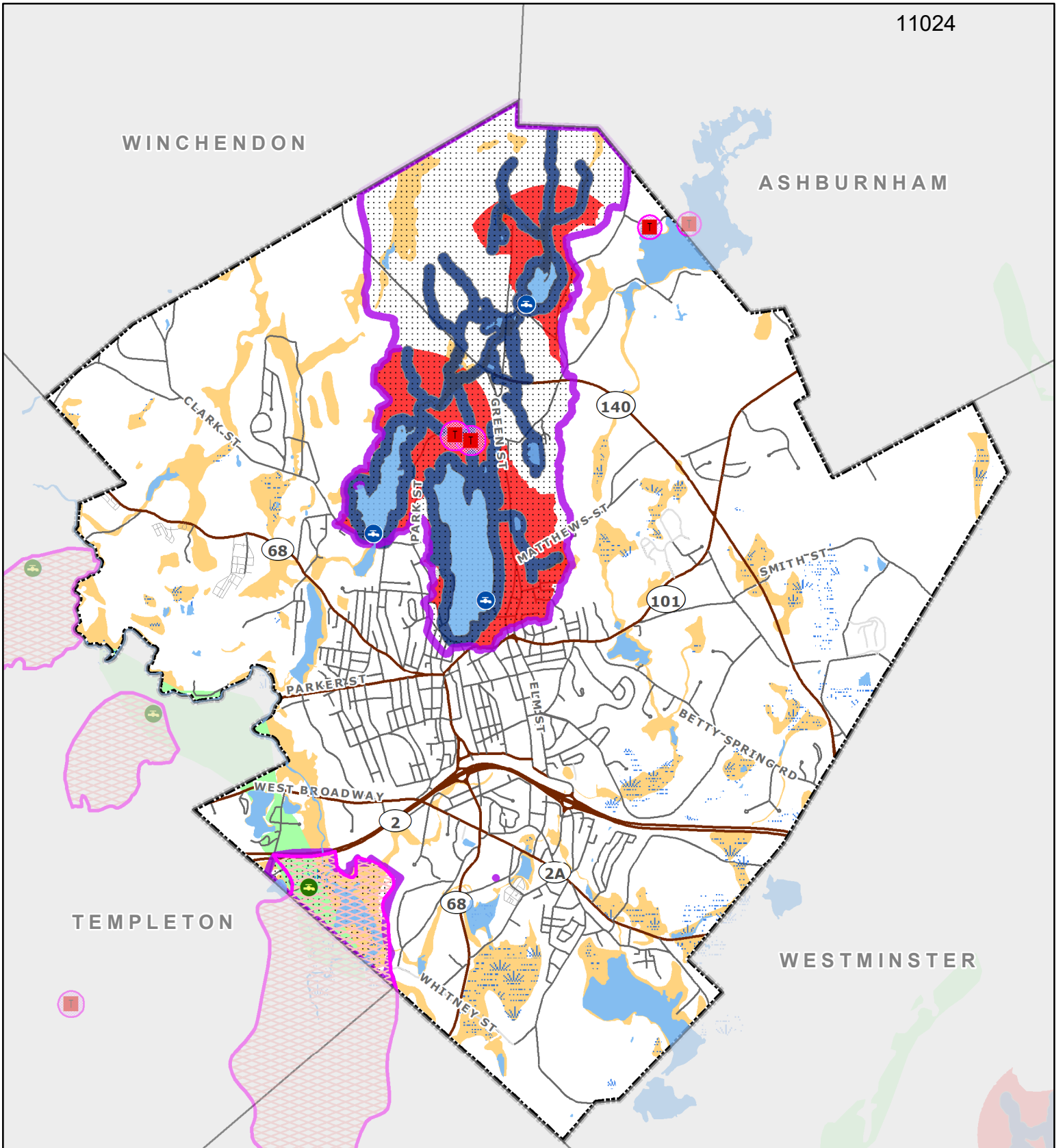
Data Sources:  
City of Gardner,  
MassGIS - NHESP Natural  
Communities, 2011 edition

MAP  
**8**



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- Community Public Water Supply - Surface Water
- Community Public Water Supply - Groundwater
- Non-Community Transient Public Water Supply
- DEP Approved Zone IIs
- Interim Wellhead Protection Areas
- Aquifer Protection Area
- Zone A
- Zone B
- Waterbodies
- Wetlands
- Medium Yield Aquifers
- Flood Plain Overlay

HUBBARDSTON

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**MAP 9**  
**WATER RESOURCES**

City of Gardner  
 2022 Open Space and Recreation Plan

0 2,250 4,500 Feet  
 1 inch = 4,500 feet



Data Sources:  
 City of Gardner,  
 MassGIS

MAP  
**9**

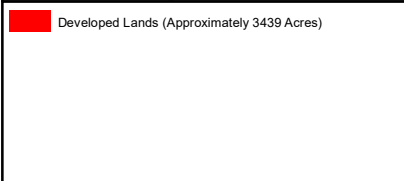
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HUBBARDSTON



**MAP 10**  
**DEVELOPED LANDS**  
 City of Gardner  
 2022 Open Space and Recreation Plan

0 2,250 4,500 Feet  
 1 inch = 4,500 feet

Data Sources:  
 City of Gardner,  
 MassGIS

MAP  
**10**

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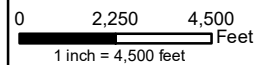
HUBBARDSTON

**Open Space Lands**

- Permanent (115)
- Term Limited (CH 61) (23)
- Limited Other (26)
- None (99)

**MAP 11**  
**LEVEL OF PROTECTION**

City of Gardner  
 2022 Open Space and Recreation Plan



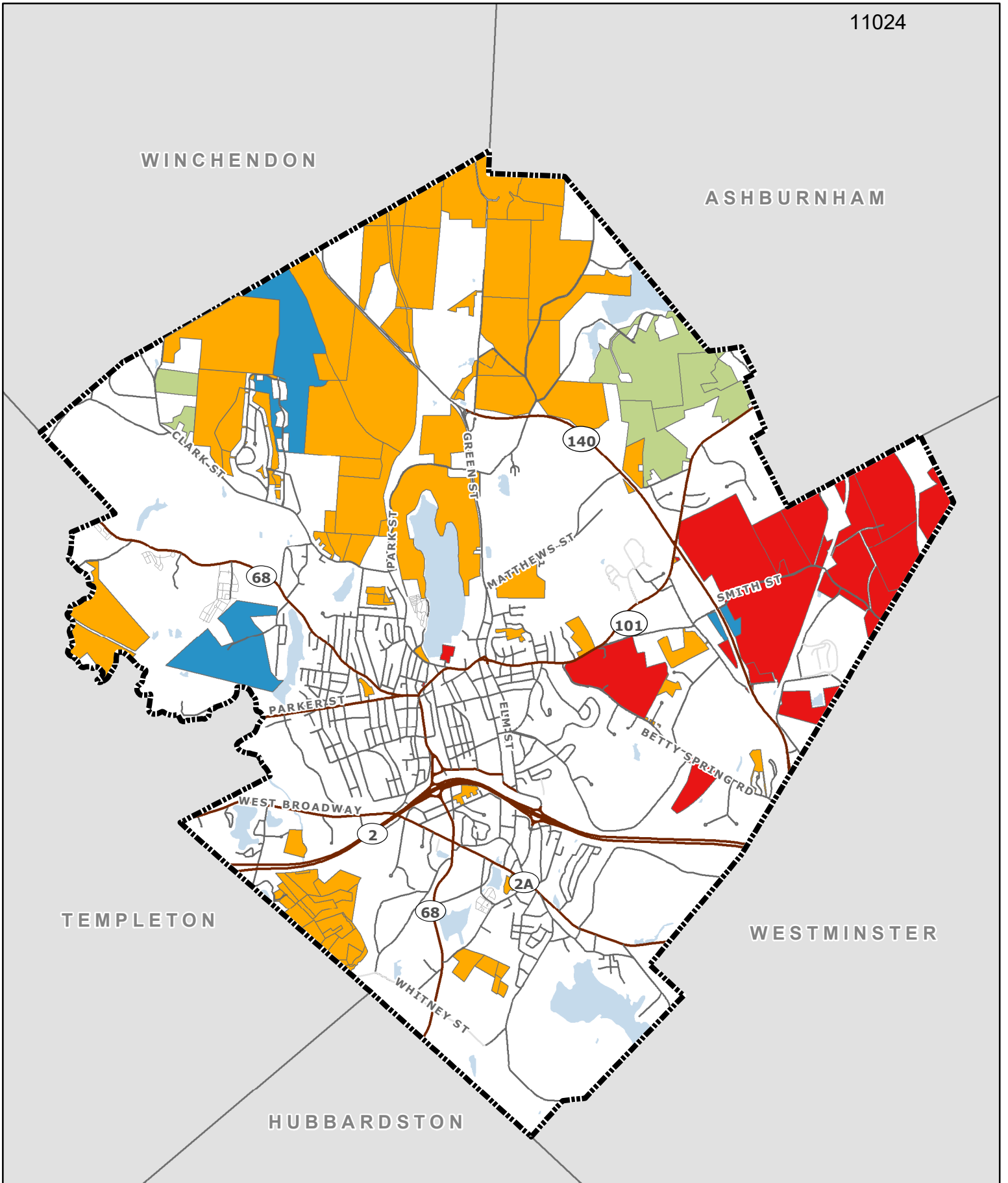
Data Sources:  
 City of Gardner,  
 MassGIS

MAP

**11**

WINCHENDON

ASHBURNHAM



**Inventory of Lands**

- LAND TRUST
- MUNICIPAL
- PRIVATE
- STATE

**MAP 12**  
**OPEN SPACE - OWNERSHIP**

City of Gardner  
 2022 Open Space and Recreation Plan

0 2,250 4,500 Feet  
 1 inch = 4,500 feet



Data Sources:  
 City of Gardner,  
 MassGIS

MAP  
**12**



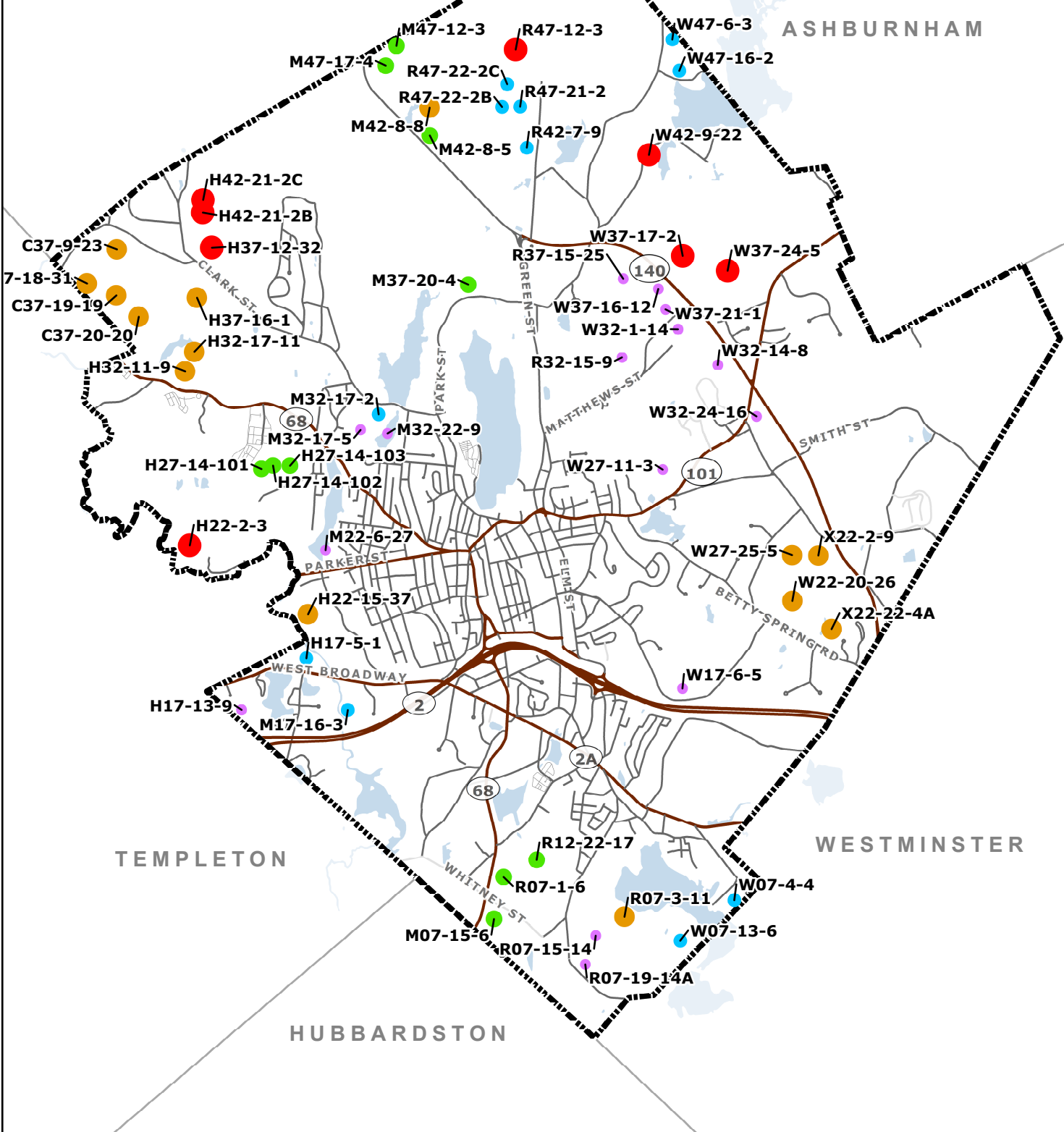
WINCHENDON

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WESTMINSTER

HUBBARDSTON



**RANK**

- 3
- 1
- 4
- 2
- 5

**MAP 13**  
**PRIORITY RANKINGS**

City of Gardner  
 2022 Open Space and Recreation Plan

0 2,250 4,500  
 Feet  
 1 inch = 4,553 feet

Data Sources:  
 City of Gardner,  
 MassGIS

MAP  
**13**

WINCHENDON

ASHBURNHAM

TEMPLETON

WESTMINSTER

HUBBARDSTON

Chapter 61 Parcels

- Recreation
- Agriculture
- Scenic

**MAP 14**  
**CHAPTER 61 LANDS**

City of Gardner  
 2022 Open Space and Recreation Plan

0 2,250 4,500 Feet  
 1 inch = 4,500 feet



Data Sources:  
 City of Gardner,  
 MassGIS

MAP  
**14**

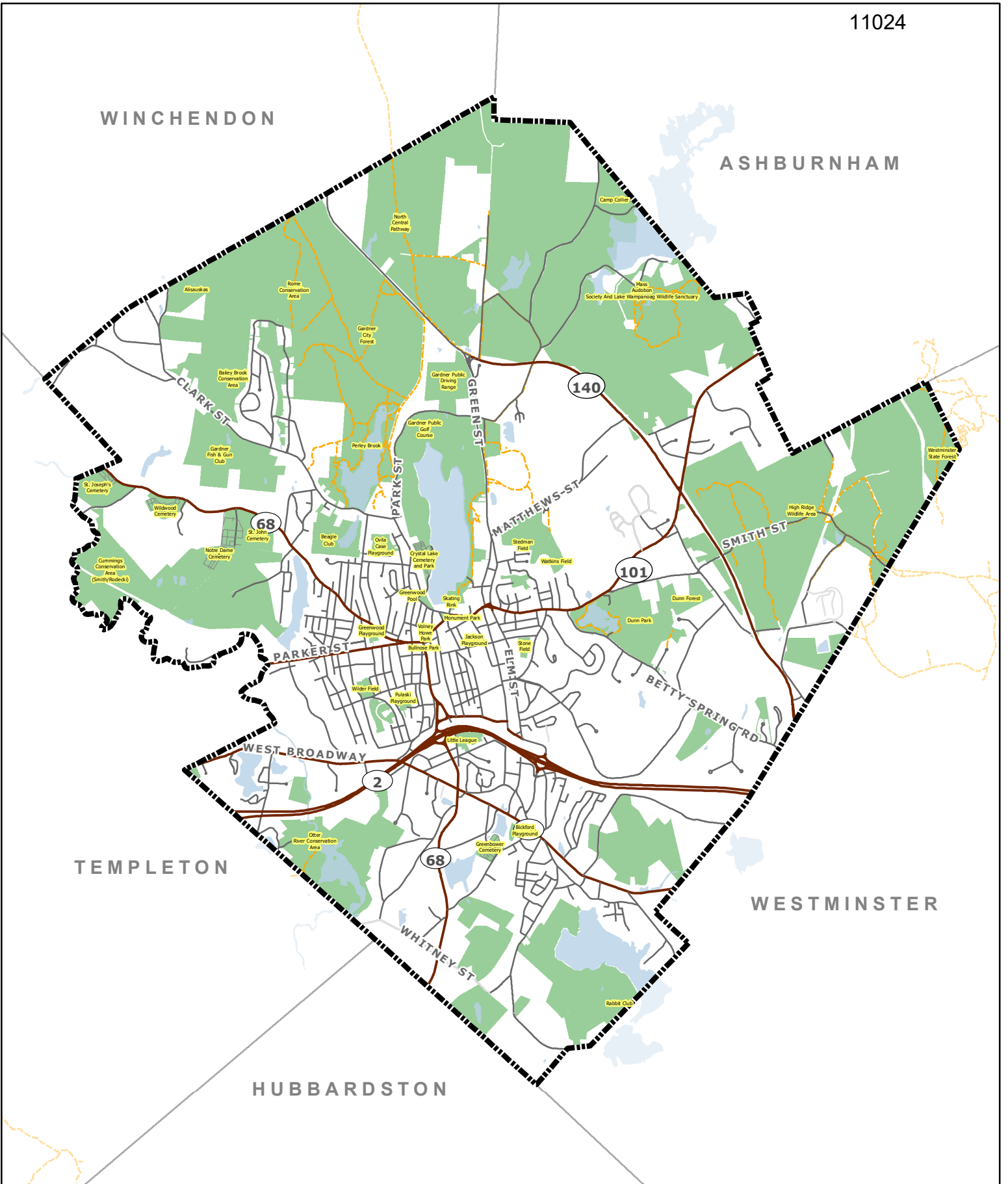
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TEMPLETON

WESTMINSTER

HUBBARDSTON



- Towns
- Trails
- Open Space & Recreation

**MAP 15**  
**OPEN SPACE AND RECREATION**  
 City of Gardner  
 2022 Open Space and Recreation Plan

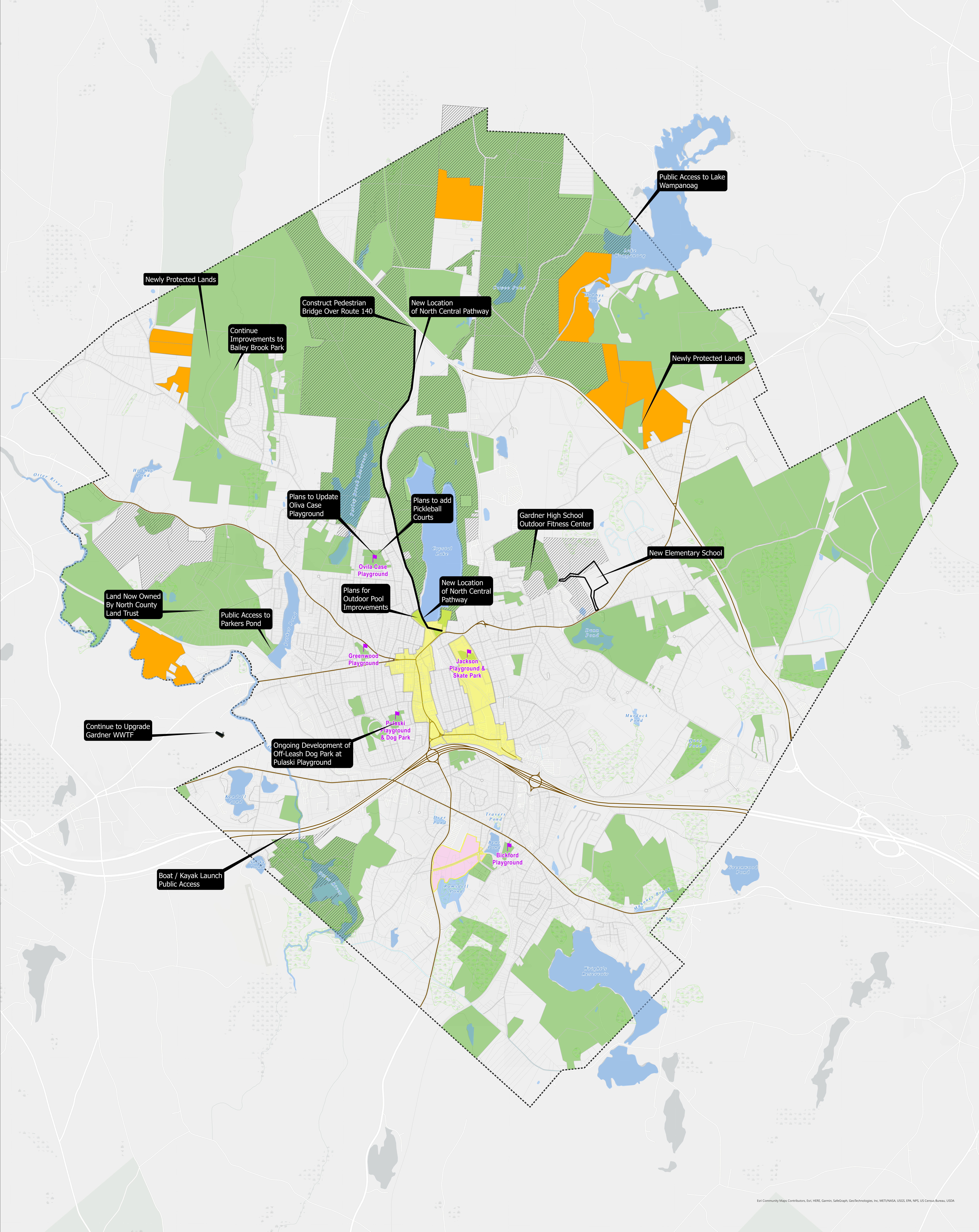
0 2,250 4,500 Feet  
 1 inch = 4,500 feet



Data Sources:  
 City of Gardner,  
 MassGIS

MAP  
**15**





**Legend**

- Wetlands
- Drinking Water Surface Waterbodies
- Other Major Waterbodies
- Forestry Management Areas
- City Parcels
- Protected Open Space & Recreation
- MI Street Urban Renewal Area
- Downtown Urban Renewal Area
- OSRP Priority 1 Rankings
- Municipal Playgrounds
- Gardner WWTF

**MAP 16**  
**ACTION PLAN**

**2022 OPEN SPACE AND RECREATION PLAN**  
**CITY OF GARDNER**

Data Sources:  
City of Gardner GIS,  
City of Geographic and  
Environmental Information (MassGIS),  
Commonwealth of Massachusetts, EEA

0 500 1,000 2,000 Feet

City of Gardner  
Geographic Information Systems GIS

Esri Community Maps Contributors, Esri, HERE, Garmin, Swatch, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



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## Appendix B

| #  | Parcel ID  | Address             | Acres  | Owner Type | Use            | Purpose | Protect | Zone | Owner                                 | WS  | OttRiv | Adjacent | AdjPropOS | BIOMAPNL |
|----|------------|---------------------|--------|------------|----------------|---------|---------|------|---------------------------------------|-----|--------|----------|-----------|----------|
| 1  | H17-20-3   | W BROADWAY          | 6.09   |            | Vacant Land    |         | N       | R2   | MANCA CHARLES J TRSTE                 |     | Yes    |          | Yes       |          |
| 2  | W42-9-22   |                     | 97.55  |            | Conventional   |         | N       | R2   | MONADNOCK TRUST                       |     |        | OS       | No        | Yes      |
| 3  | R12-19-39  | 102 LOVEWELL ST     | 26.77  | PRIVATE    | Two Family     | C       | T61B    | R1   | BAZYDLO TODD H                        |     |        | CH61     |           |          |
| 4  | R42-21-1   | 827 GREEN ST        | 115.00 | PRIVATE    | Colonial       | W       | N       | R2   | ROSENBLATT DEBORAH M                  | Yes |        | CH61     |           |          |
| 5  | W07-13-6   | WHITNEY ST          | 30.00  |            | Clubs/Lodges   |         | T61A    | R1   | GARDNER RABBIT CLUB INC               |     |        | CH61     |           | Yes      |
| 6  | R07-19-14A | LOVEWELL ST         | 6.03   |            | Vacant Land    |         | N       | R2   | HUNT PETER B                          |     |        | CH61     | Yes       |          |
| 7  | W07-4-4    | MINOTT ST           | 9.58   |            | Vacant Land    |         | N       | R1   | MORGAN NANCY S                        |     |        |          |           | Yes      |
| 8  | M07-15-6   | TIMPANY BLVD        | 6.76   |            | Vacant Land    |         | N       | R2   | HAKALA BROS CORP                      |     |        | CH61     | Yes       |          |
| 9  | R12-23-13  | KEN DR              | 12.50  |            | Vacant Land    |         | N       | R2   | L P L LLC                             |     |        |          |           |          |
| 10 | H22-15-37  | COLEMAN ST          | 57.83  |            | Vacant Land    |         | N       | R2   | MANCA JOHN F & DORINA G TRSTES        |     | Yes    |          | Yes       |          |
| 11 | M27-5-14   | 130 CRYSTAL LAKE DR | 21.00  | MUNICIPAL  | Other Municip  | H       | L       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 13 | M22-13-4   | WATERFORD ST        | 12.20  | MUNICIPAL  | Schools-Public | R       | L       | R1   | CITY OF GARDNER                       |     |        |          |           |          |
| 15 | R07-7-1    | 386 WHITNEY ST      | 22.01  | PRIVATE    | Cape Cod       | C       | T61A    | R2   | ANDERSON PAUL H & GAIL A              |     |        | CH61     |           |          |
| 16 | W37-24-5   | PEARL ST            | 74.14  |            | Vacant Land    |         | P       | R2   | BOULANGER EDWARD & LOUISE             |     |        | OSCH61   | Yes       | Yes      |
| 17 | W47-16-2   | 123 CAMP COLLIER RD | 42.00  |            | Camp           |         | N       | R2   | ROCKWOOD WENDELL A ET AL TRSTES       |     |        |          | Yes       | Yes      |
| 19 | H32-17-11  | WEST ST             | 146.00 |            | Vacant Land    |         | N       | R2   | D & E REALTY CORP                     |     |        | CH61     | Yes       |          |
| 20 | R12-22-17  | UNION ST            | 9.06   |            | Vacant Land    |         | N       | R2   | CROUCH CHARLES W JR                   |     |        | OSCH61   |           |          |
| 21 | M22-6-27   | PARKER ST           | 13.50  |            | Vacant Land    |         | N       | R2   | 525 PARKER STREET LLC                 |     |        |          | Yes       |          |
| 22 | M12-15-5   | MILL ST             | 5.66   |            | Vacant Land    |         | N       | R2   | HINIKER GEORGE N JR                   |     |        |          |           |          |
| 24 | X22-22-4A  | BETTY SPRING RD     | 11.10  |            | Vacant Land    |         | N       | R2   | KNOLL MARC L & SUZANNE                |     |        |          | Yes       |          |
| 25 | R37-16-26  | 152-154 EATON ST    | 152.00 | MUNICIPAL  | Restaurant     | R       | P       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 26 | H32-4-19   | 538 CLARK ST        | 95.00  | PRIVATE    | Clubs/Lodges   | R       | T61B    | R2   | GARDNER FISH & GUN CLUB               |     |        | CH61     |           |          |
| 27 | H27-14-103 | KEYES RD            | 18.58  |            | Vacant Land    |         | P       | R2   | CEDAR HILLS LLC                       |     |        |          | Yes       |          |
| 28 | M27-3-14   | STUART ST           | 7.70   | MUNICIPAL  | Outbuildings   | R       | P       | R1   | CITY OF GARDNER                       |     |        |          |           |          |
| 29 | W17-6-5    | SAUNDERS ST         | 9.00   |            | Vacant Land    |         | N       | R2   | NOONAN MELANIE M                      |     |        |          | Yes       |          |
| 30 | R07-12-4   | 402 WHITNEY ST      | 25.00  | PRIVATE    | Conventional   | C       | T61A    | R2   | HALLOCK PETER E & JAYNE               |     |        | CH61     |           |          |
| 31 | W17-17-9   | 81 PARTRIDGE ST     | 94.21  | PRIVATE    | Antique/Victor |         | T61A    | R2   | ANDERSON AUGUST P & SHERRY C TRSTES   |     |        | CH61     |           |          |
| 32 | M22-16-1   | W BROADWAY          | 9.60   |            | Vacant Land    |         | N       | I2   | GREATER GARDNER INDUSTRIAL FOUNDATION |     |        |          | Yes       |          |
| 33 | H17-10-6   | W BROADWAY          | 12.80  |            | Vacant Land    |         | N       | R2   | MANCA CHARLES J TRSTE                 |     | Yes    |          | Yes       |          |
| 34 | M17-18-10  | KINZER DR           | 23.00  |            | Vacant Land    |         | N       | I2   | GREATER GARDNER INDUSTRIAL FOUNDATION | Yes |        | OSCH61   | Yes       | Yes      |
| 35 | H17-19-1A  | AIRPORT RD          | 5.50   |            | Vacant Land    |         | N       | R2   | MANCA CHARLES J TRSTE                 |     |        |          | Yes       |          |
| 36 | M17-19-1   | MANCA DR            | 9.70   |            | Vacant Land    |         | N       | I2   | MCCARTHY CHRISTOPHER W TRSTE          |     |        | CH61     | Yes       |          |
| 37 | R07-1-6    | UNION ST            | 24.72  |            | Vacant Land    |         | N       | R2   | DUBIN RICHETTA C                      |     |        | OSCH61   | Yes       |          |
| 38 | R12-12-12  | UNION ST            | 5.50   |            | Vacant Land    |         | N       | R1   | TWOHIG ANN K                          |     |        |          |           |          |
| 39 | R12-10-14  | E BROADWAY          | 8.00   |            | Vacant Land    |         | N       | C2   | ADOLF JANDRIS & SONS INC              |     |        |          |           |          |
| 41 | M22-19-1   | HARVARD ST          | 10.63  | PRIVATE    | Vacant Land    | C       | T61B    | R1   | BORIS CHARLES M & MICHAEL C TRSTES    |     |        | CH61     |           |          |
| 42 | H17-5-1    | 837 W BROADWAY      | 10.67  |            | Vacant Land    |         | N       | C2   | MANCA ANTHONY J TRSTE                 |     | Yes    |          | Yes       |          |
| 43 | M12-4-17   | SAWYER ST           | 43.82  | PRIVATE    | Vacant Land    | C       | T61B    | R2   | BALDUCCI MARIO                        | Yes |        | CH61     |           |          |
| 44 | M17-14-5   | W BROADWAY          | 5.00   |            | Vacant Land    |         | N       | C2   | SALVADORE ANGELO G & MELODY J TRSTES  |     |        | CH61     | Yes       |          |
| 45 | M17-16-3   | W BROADWAY          | 10.50  |            | Vacant Land    |         | N       | I2   | ADOLF JANDRIS & SONS INC              |     | Yes    |          | Yes       |          |
| 46 | H17-13-9   | AIRPORT RD          | 11.50  |            | Vacant Land    |         | N       | R2   | MANCA CHARLES J TRSTE                 |     |        |          | Yes       |          |
| 47 | R07-12-1   | 443 WHITNEY ST      | 5.85   | PRIVATE    |                | C       | T61A    | R2   | CROTEAU                               |     |        |          |           |          |
| 48 | R07-15-14  | LOVEWELL ST         | 19.49  |            | Vacant Land    |         | N       | R2   | HAMEL SANDRA HUNT                     |     |        | CH61     | Yes       |          |
| 49 | W37-21-1   | MATTHEWS ST         | 24.90  |            | Vacant Land    |         | N       | R2   | HAMMOND DOUGLAS                       |     |        | CH61     | Yes       |          |
| 50 | X17-2-9    | BETTY SPRING RD     | 6.93   |            | Vacant Land    |         | N       | I2   | C B & B INC                           |     |        |          | Yes       |          |
| 51 | W22-19-2   | SAUNDERS ST         | 7.62   |            | Vacant Land    |         | N       | R2   | GAGNON DENNIS D                       |     |        |          |           |          |
| 52 | M17-6-4A   | W BROADWAY          | 27.90  |            | Vacant Land    |         | N       | I2   | GREATER GARDNER INDUSTRIAL FOUNDATION |     | Yes    |          | Yes       |          |
| 53 | W22-20-26  | BETTY SPRING RD     | 55.24  |            | Vacant Land    |         | N       | R2   | GILLESPIE JAMES                       |     |        |          | Yes       |          |

| #   | Parcel ID  | Address             | Acres  | Owner Type | Use            | Purpose | Protect | Zone | Owner                                | WS  | OttRiv | Adjacent | AdjPropOS | BIOMAPNL |
|-----|------------|---------------------|--------|------------|----------------|---------|---------|------|--------------------------------------|-----|--------|----------|-----------|----------|
| 54  | W27-25-5   | WILLIS RD           | 29.39  |            | Vacant Land    |         | N       | R2   | FRANTZ BOBBIE JO TRSTE               |     |        |          | Yes       |          |
| 55  | R22-3-26   | 160 ELM ST          | 11.75  | MUNICIPAL  | Schools-Public | R       | L       | R1   | CITY OF GARDNER                      |     |        |          |           |          |
| 56  | H22-5-14   | PARKER ST           | 21.00  | MUNICIPAL  | Outbuildings   |         | N       | R1   | CITY OF GARDNER                      |     | Yes    |          |           |          |
| 57  | W27-16-2   | 289 PEARL ST        | 130.00 | STATE      | Other State    | B       | P       | R2   | COMM OF MASS                         |     |        | CH61     |           |          |
| 58  | R27-22-12  | SCHOOL ST           | 8.10   | MUNICIPAL  | Other Municip  | R       | L       | G3   | CITY OF GARDNER                      |     |        |          |           |          |
| 59  | H27-7-2    | 500 NOTRE DAME RD   | 69.10  | PRIVATE    | Camp           |         | T61B    | R2   | ROUSSEAU ALAN                        |     | Yes    | CH61     |           |          |
| 60  | M32-13-4   | PARK ST             | 7.40   |            | Vacant Land    |         | N       | R1   | BOUCHER SHIRLEY M ET AL              | Yes |        |          |           |          |
| 61  | W27-25-12  | WILLIS RD           | 8.38   |            | Vacant Land    |         | N       | R2   | ST JOHN GERALD N & DORIS H           |     |        |          |           |          |
| 62  | W22-1-15A  | BETTY SPRING RD     | 5.80   |            | Vacant Land    |         | N       | R1   | HARASIMOWICZ MARK R                  |     |        |          |           |          |
| 63  | W27-11-3   | PEARL ST            | 17.34  |            | Vacant Land    |         | N       | R2   | KYMALAINEN THOMAS J & ALICE M TRSTES |     |        |          | Yes       |          |
| 64  | H42-21-2C  | HOWARD ST           | 14.61  |            | Vacant Land    |         | P       | R2   | MACINNES CHARLES ALAN                |     |        |          | Yes       |          |
| 65  | H37-23-35  | CLARK ST            | 122.00 |            | Vacant Land    |         | P       | R2   | OMEALIA JAMES P & MELINDA S          |     |        | CH61     | Yes       | Yes      |
| 66  | M27-2-2    | RACETTE AVE         | 6.88   | PRIVATE    | Vacant Land    | R       | L       | R1   | WEST END BEAGLE CLUB INC             |     |        |          | Yes       |          |
| 67  | R42-7-9    | STONE ST            | 8.22   |            | Vacant Land    |         | N       | R2   | WOJTUKIEWICZ ROBERT J & CARLA J      | Yes |        | OSCH61   | Yes       |          |
| 68  | H42-11-2   | HOWARD ST           | 204.25 |            | Outbuildings   |         | P       | R2   | ALISAUSKAS STANLEY H TRSTE           |     |        | OSCH61   | Yes       | Yes      |
| 69  | H32-11-9   | WEST ST             | 20.57  |            | Vacant Land    |         | N       | R2   | YRAOLA FRANCIS A & PETER F           |     |        |          | Yes       |          |
| 70  | W32-5-5    | DINAN DR            | 6.20   |            | Vacant Land    |         | N       | C1   | GOREN R A & KERRIGAN R M TRSTES      |     |        | OS       |           |          |
| 71  | W32-14-8   | PEARL ST            | 54.82  |            | Outbuildings   |         | N       | R2   | HILL CLAIRE                          |     |        |          | Yes       |          |
| 72  | R32-15-9   | MATTHEWS ST         | 30.17  |            | Vacant Land    |         | N       | R2   | GARDNER BICKFORD                     |     |        |          | Yes       |          |
| 73  | W27-4-4    | 48 CHAPEL ST        | 25.89  | PRIVATE    | Conventional   | C       | T61B    | R1   | HUNTER HUGH W & GLADYS S             |     |        | CH61     |           |          |
| 74  | W27-10-15  | SMITH ST            | 6.32   |            | Vacant Land    |         | N       | R1   | KORHONEN PETER S & ANNETTE S         |     |        | OSCH61   |           |          |
| 75  | H27-14-102 | KEYES RD            | 11.50  |            | Vacant Land    |         | P       | R2   | CEDAR HILLS LLC                      |     |        |          | Yes       |          |
| 76  | H37-1-30A  | CLARK ST            | 6.09   |            | Vacant Land    |         | N       | R2   | LITTLEWOOD ARTHUR & LINDA            |     |        |          | Yes       |          |
| 77  | W37-23-1   | MATTHEWS ST         | 22.72  |            | Vacant Land    |         | P       | R2   | DONELL CONRAD J TRSTE                |     |        | CH61     | Yes       |          |
| 78  | R37-16-27  | 150 EATON ST        | 66.00  | MUNICIPAL  | Outbuildings   | R       | P       | R2   | CITY OF GARDNER                      | Yes |        |          | Yes       |          |
| 79  | R37-7-6    | STONE ST            | 6.01   |            | Vacant Land    |         | N       | R2   | NOVAK DANIEL A & CARRIE L            | Yes |        |          |           |          |
| 81  | H42-21-2B  | CLARK ST            | 14.38  |            | Vacant Land    |         | P       | R2   | XARRAS JAMES                         |     |        |          | Yes       |          |
| 82  | M32-18-3   | CLARK ST            | 18.00  | MUNICIPAL  | Outbuildings   | W       | P       | R2   | CITY OF GARDNER                      | Yes |        |          |           |          |
| 83  | H42-17-2D  | HOWARD ST           | 8.40   |            | Vacant Land    |         | N       | R2   | DELLA-GIUSTINA DANIEL A & ANDREA L   |     |        | CH61     | Yes       | Yes      |
| 85  | R47-12-3   | STONE ST & EATON ST | 62.00  |            | Vacant Land    |         | N       | R2   | ERICKSON RONALD P & IRENE R          | Yes |        |          |           | Yes      |
| 86  | W47-1-1    | KELTON ST           | 8.30   |            | Vacant Land    |         | N       | R2   | MEI DAVID J                          | Yes |        |          |           | Yes      |
| 87  | M32-6-5    | CLARK ST            | 85.41  |            | Vacant Land    |         | N       | R2   | PULTORAK CHESTER                     |     |        |          | Yes       |          |
| 88  | H37-12-32  | CLARK ST            | 11.29  |            | Vacant Land    |         | P       | R2   | GELSOMINI MICHAEL D                  |     |        |          | Yes       |          |
| 89  | H42-17-2E  | 61 HOWARD ST        | 13.75  | PRIVATE    | Modern/Contemp | C       | T61B    | R2   | BOUCHER EUGENE J & CRYSTAL L         |     |        | CH61     |           |          |
| 90  | M47-12-3   | GREEN ST            | 11.40  |            | Vacant Land    |         | N       | R2   | WHITNEY DONALD P & MARGARET A        | Yes |        |          |           | Yes      |
| 92  | W27-9-11   | SMITH ST            | 20.00  |            | Vacant Land    |         | N       | R1   | FLETCHER JAMES L                     |     |        |          |           |          |
| 93  | R37-15-25  | PAIGE RD            | 11.00  |            | Vacant Land    |         | N       | R2   | CZASNOWSKI JOHN S & BROOKE S         |     |        |          | Yes       |          |
| 94  | W17-10-28  | LINUS ALLAIN AVE    | 14.84  |            | Vacant Land    |         | N       | I2   | SPECIALTY WHOLESALE SUPPLY CORP      |     |        |          | Yes       |          |
| 97  | W37-16-12  | MATTHEWS ST         | 11.87  |            | Vacant Land    |         | N       | R2   | RHO LTD                              |     |        |          | Yes       |          |
| 98  | M27-15-29  | CRYSTAL LAKE DR     | 8.83   |            | Vacant Land    |         | N       | R2   | NEW ENGLAND POWER                    | Yes |        |          | Yes       |          |
| 100 | W42-12-16  | RAYMOND ST          | 187.15 | PRIVATE    | Vacant Land    | C       | P       | R2   | MASS AUDUBON SOCIETY INC             |     |        | CH61     |           |          |
| 101 | M42-14-6   | GREEN ST            | 17.00  | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                      | Yes |        | CH61     |           |          |
| 102 | M47-24-9   | GREEN ST            | 80.00  | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                      | Yes |        | CH61     |           |          |
| 103 | R12-3-1    | UNION ST            | 9.00   | MUNICIPAL  | Vacant Land    | H       | L       | R1   | CITY OF GARDNER                      |     |        |          |           |          |
| 104 | W17-13-1   | LINUS ALLAIN AVE    | 40.82  |            | Vacant Land    |         | N       | I2   | GARDNER REDEVELOPMENT AUTHORITY      |     |        |          | Yes       |          |
| 105 | M42-20-7   | GREEN ST            | 12.00  | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                      | Yes |        | CH61     |           |          |
| 106 | M32-11-15A | CLARK ST            | 7.11   | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                      | Yes |        |          | Yes       |          |

| #   | Parcel ID  | Address           | Acres  | Owner Type | Use         | Purpose | Protect | Zone | Owner                                 | WS  | OttRiv | Adjacent | AdjPropOS | BIOMAPNL |
|-----|------------|-------------------|--------|------------|-------------|---------|---------|------|---------------------------------------|-----|--------|----------|-----------|----------|
| 107 | R42-2-2G   | STONE ST          | 7.73   | MUNICIPAL  | Vacant Land | W       | P       | R2   | CITY OF GARDNER                       | Yes |        | OSCH61   | Yes       |          |
| 108 | W47-21-1   | KELTON ST         | 29.00  | MUNICIPAL  | Vacant Land | W       | P       | R2   | CITY OF GARDNER                       |     |        |          |           |          |
| 109 | W27-11-1   | PEARL ST          | 16.80  | MUNICIPAL  | Vacant Land | C       | P       | R2   | CITY OF GARDNER                       |     |        |          | Yes       |          |
| 110 | X32-20-6   | SMITH ST          | 12.00  | STATE      | Vacant Land | C       | P       | R2   | COMM OF MASS                          |     |        |          |           |          |
| 112 | X22-7-8    | CHAPEL ST         | 36.71  | STATE      | Vacant Land |         | N       | R2   | COMM OF MASS                          |     |        |          | Yes       |          |
| 113 | M12-1-2A   | MILL ST           | 8.00   | MUNICIPAL  | Vacant Land | C       | P       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 114 | H37-14-14  | LEO DR            | 20.25  | MUNICIPAL  | Vacant Land | B       | P       | R2   | CITY OF GARDNER                       |     |        |          |           |          |
| 115 | C37-9-23   | OTTER RIVER RD    | 31.41  |            | Vacant Land |         | N       | R2   | FLETCHER JOHN L & JAMES L TRSTES      |     |        |          | Yes       |          |
| 116 | W12-22-2   | MINOTT ST         | 8.20   |            | Vacant Land |         | N       | R1   | MORSE DANIEL B                        |     |        |          |           | Yes      |
| 117 | M12-6-5    | WHITNEY ST        | 7.63   | MUNICIPAL  | Vacant Land | C       | P       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 118 | M17-21-2   | CRANSTON ST       | 14.50  | MUNICIPAL  | Vacant Land | C       | P       | R2   | CITY OF GARDNER                       | Yes | Yes    |          |           |          |
| 119 | R12-17-7   | UNION ST          | 15.60  | MUNICIPAL  | Vacant Land | C       | P       | R2   | CITY OF GARDNER                       |     |        |          |           |          |
| 120 | W22-20-6   | SAUNDERS ST       | 30.72  | STATE      | Vacant Land | C       | P       | I2   | COMM OF MASS                          |     |        |          |           |          |
| 121 | M12-17-9   | MILL ST           | 14.00  | MUNICIPAL  | Vacant Land | C       | P       | R2   | CITY OF GARDNER                       | Yes |        | CH61     |           |          |
| 122 | R12-22-15  | UNION ST          | 9.60   | MUNICIPAL  | Vacant Land | C       | P       | R2   | CITY OF GARDNER                       |     |        |          |           |          |
| 123 | H17-25-11  | AIRPORT RD        | 7.00   | MUNICIPAL  | Vacant Land | C       | P       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 124 | X22-2-12A  | CHAPEL ST         | 6.27   | STATE      | Vacant Land |         | N       | I2   | COMM OF MASS                          |     |        |          | Yes       |          |
| 125 | R07-3-11   | LOVEWELL ST       | 127.49 | PRIVATE    | Vacant Land | C       | T61B    | R1   | DUBZINSKI WJ JR & FISHER DANA M TRSTS |     |        | CH61     |           |          |
| 126 | M12-7-2    | SAWYER ST         | 27.26  | MUNICIPAL  | Vacant Land | C       | P       | R2   | CITY OF GARDNER                       | Yes |        | CH61     |           |          |
| 127 | W12-4-3    | PARTRIDGE ST      | 50.00  | PRIVATE    | Vacant Land |         | T61     | R2   | SHUFFLETON BLANCHE E                  |     |        | CH61     |           |          |
| 128 | W32-19-8   | SMITH ST          | 601.99 | STATE      | Vacant Land | C       | P       | R2   | COMM OF MASS                          |     |        | CH61     |           |          |
| 129 | M12-12-8   | WHITNEY ST        | 5.00   | MUNICIPAL  | Vacant Land | C       | P       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 131 | R42-13-12  | STONE ST          | 102.50 | MUNICIPAL  | Vacant Land | W       | P       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 132 | R42-17-16  | STONE ST          | 16.20  | MUNICIPAL  | Vacant Land | W       | P       | R2   | CITY OF GARDNER                       | Yes |        | CH61     |           |          |
| 133 | M42-17-2   | GREEN ST          | 12.80  | MUNICIPAL  | Vacant Land | W       | P       | R2   | CITY OF GARDNER                       |     |        |          |           |          |
| 134 | R42-17-15  | STONE ST          | 7.20   | MUNICIPAL  | Vacant Land | W       | P       | R2   | CITY OF GARDNER                       | Yes |        | CH61     |           |          |
| 135 | M12-1-1    | WHITNEY ST        | 9.50   | MUNICIPAL  | Vacant Land | C       | P       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 136 | H17-15-1   | AIRPORT RD        | 13.50  | MUNICIPAL  | Vacant Land | C       | P       | R2   | CITY OF GARDNER                       |     | Yes    |          | Yes       |          |
| 137 | X32-13-14  | SMITH ST          | 55.00  | STATE      | Vacant Land | C       | P       | R2   | COMM OF MASS                          |     |        |          | Yes       |          |
| 138 | R27-13-13A | JAMES ST          | 6.18   | MUNICIPAL  | Vacant Land | W       | P       | R1   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 139 | W17-2-2    | PARTRIDGE ST      | 8.00   | MUNICIPAL  | Vacant Land |         | N       | R2   | CITY OF GARDNER                       |     |        |          | Yes       |          |
| 141 | R17-2-8    | 90-96 MECHANIC ST | 5.13   | MUNICIPAL  | Vacant Land | C       | P       | G3   | CITY OF GARDNER                       |     |        | OS       |           |          |
| 142 | X22-17-3A  | BETTY SPRING RD   | 7.17   | MUNICIPAL  | Vacant Land | C       | P       | R2   | CITY OF GARDNER                       |     |        |          | Yes       |          |
| 144 | X22-8-14   | COLONY RD         | 10.70  |            | Vacant Land |         | N       | R2   | ROCK PAPER SCISSORS CORP              |     |        |          |           |          |
| 145 | H32-19-2   | WEST ST           | 44.00  | PRIVATE    | Vacant Land | H       | L       | R2   | ROMAN CATHOLIC BISHOP OF WORCESTER    |     |        |          |           |          |
| 146 | X27-6-5    | SMITH ST          | 14.70  | LAND TRUST | Vacant Land | C       | P       | R2   | NORTH COUNTY LAND TRUST INC           |     |        | CH61     |           |          |
| 147 | C27-18-2   | BRIDGE ST         | 5.00   |            | Vacant Land |         | N       | R2   | OWNER UNKNOWN                         |     | Yes    | OS       | No        |          |
| 148 | M37-24-9   | PARK ST           | 49.50  | MUNICIPAL  | Vacant Land | W       | P       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 149 | R37-4-24   | PAIGE RD          | 10.00  | MUNICIPAL  | Vacant Land |         | N       | R2   | CITY OF GARDNER                       |     |        |          | Yes       |          |
| 150 | W27-19-5   | SMITH ST          | 26.62  | MUNICIPAL  | Vacant Land | B       | P       | R2   | CITY OF GARDNER                       |     |        | CH61     |           |          |
| 151 | M32-17-1   | CLARK ST          | 12.92  | MUNICIPAL  | Vacant Land | W       | P       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 152 | H27-7-6    | KEYES RD          | 11.20  | PRIVATE    | Vacant Land | H       | L       | R2   | ROMAN CATHOLIC BISHOP OF WORCESTER    |     |        | CH61     |           |          |
| 153 | R27-16-7   | 100 HEYWOOD ST    | 8.79   | MUNICIPAL  | Vacant Land | R       | L       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 154 | R42-19-20  | WHEELER ST        | 55.50  | MUNICIPAL  | Vacant Land | W       | P       | R2   | CITY OF GARDNER                       |     |        |          |           |          |
| 155 | M32-7-8    | CLARK ST          | 7.16   | MUNICIPAL  | Vacant Land | W       | P       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 156 | W27-14-1   | SMITH ST          | 8.00   | PRIVATE    | Vacant Land | C       | T61A    | R2   | CROTEAU RUSSELL R & MARY A            |     |        | CH61     |           |          |
| 157 | M27-15-3   | WOODLAND AVE      | 5.04   | MUNICIPAL  | Vacant Land | B       | L       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 158 | W42-25-2A  | PEARL ST          | 106.83 | PRIVATE    | Vacant Land | C       | P       | R2   | MASS AUDUBON SOCIETY INC              |     |        |          |           |          |
| 159 | X42-21-6   | HOSLEY RD         | 22.93  | PRIVATE    | Vacant Land | C       | P       | R2   | MASS AUDUBON SOCIETY INC              |     |        |          |           |          |
| 160 | H32-5-17   | CLARK ST          | 27.90  | PRIVATE    | Vacant Land | R       | T61B    | R2   | GARDNER FISH & GUN CLUB               |     |        | CH61     |           |          |
| 161 | R37-9-21   | STONE ST          | 70.00  | MUNICIPAL  | Vacant Land | W       | P       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 162 | R32-24-8   | MATTHEWS ST       | 38.74  | MUNICIPAL  | Vacant Land | W       | P       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |
| 163 | M42-14-3   | GREEN ST          | 313.00 | MUNICIPAL  | Vacant Land | W       | P       | R2   | CITY OF GARDNER                       | Yes |        |          |           |          |



| #   | Parcel ID  | Address        | Acres  | Owner Type | Use            | Purpose | Protect | Zone | Owner                              | WS  | OttRiv | Adjacent | AdjPropOS | BIOMAPNL |
|-----|------------|----------------|--------|------------|----------------|---------|---------|------|------------------------------------|-----|--------|----------|-----------|----------|
| 164 | M42-8-8    | GREEN ST       | 31.50  | PRIVATE    | Vacant Land    | C       | T61A    | R2   | GUERTIN ANDRE E & SUZANNE G        | Yes |        | CH61     |           |          |
| 165 | C37-18-31  | OTTER RIVER RD | 24.00  |            | Vacant Land    |         | N       | R2   | FLETCHER JOHN L & JAMES L TRSTES   |     |        |          | Yes       |          |
| 166 | W37-2-23   | RAYMOND ST     | 107.00 | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                    |     |        | CH61     |           |          |
| 167 | M32-17-5   | CLARK ST       | 27.58  | PRIVATE    | Vacant Land    | R       | L       | R1   | WEST END BEAGLE CLUB INC           |     |        |          | Yes       |          |
| 168 | C37-19-19  | OTTER RIVER RD | 51.00  |            | Vacant Land    |         | N       | R2   | WOODMAN TR FLETCHER TR NO 1        |     |        |          | Yes       |          |
| 169 | H32-19-16A | WEST ST        | 10.67  |            | Vacant Land    |         | N       | R2   | LONG ERIC M                        |     |        | CH61     | Yes       |          |
| 170 | C32-14-18  | WEST ST        | 36.00  | PRIVATE    | Vacant Land    | H       | L       | R2   | ROMAN CATHOLIC BISHOP OF WORCESTER |     | Yes    |          |           |          |
| 171 | Z32-17-1   | SMITH ST       | 150.50 | STATE      | Vacant Land    | C       | P       | R2   | COMM OF MASS                       |     |        |          |           |          |
| 172 | Z32-3-3    | SMITH ST       | 45.00  | STATE      | Vacant Land    | B       | P       | R2   | COMM OF MASS                       |     |        |          |           |          |
| 173 | H37-23-1A  | CLARK ST       | 14.00  | PRIVATE    | Vacant Land    | R       | T61B    | R2   | GARDNER FISH & GUN CLUB            |     |        | CH61     |           |          |
| 174 | M47-9-8    | GREEN ST       | 16.28  | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                    | Yes |        |          |           |          |
| 175 | R47-4-4    | STONE ST       | 19.00  | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                    | Yes |        |          |           |          |
| 176 | R52-24-2   | STONE ST       | 40.00  | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                    | Yes |        |          |           |          |
| 177 | W32-1-14   | MATTHEWS ST    | 14.81  |            | Vacant Land    |         | N       | R2   | RHO LTD                            |     |        |          | Yes       |          |
| 179 | M37-11-2   | PARK ST        | 197.00 | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                    |     |        |          |           |          |
| 180 | H37-23-34  | CLARK ST       | 10.00  | PRIVATE    | Vacant Land    | C       | T61B    | R2   | GARDNER FISH & GUN CLUB            |     |        | CH61     |           |          |
| 181 | M37-18-1   | PARK ST        | 22.75  | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                    | Yes |        |          |           |          |
| 182 | R47-14-5   | STONE ST       | 95.18  | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                    | Yes |        |          |           |          |
| 183 | W47-6-3    | KELTON ST      | 13.74  |            | Vacant Land    |         | N       | R2   | MONADNOCK TRUST                    |     |        |          | Yes       | Yes      |
| 184 | W37-10-11  | PEARL ST       | 9.77   | PRIVATE    | Vacant Land    | C       | CR      | R2   | MACDONALD ANNE D                   |     |        | OS       |           |          |
| 185 | M47-22-4   | GREEN ST       | 120.20 | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                    |     |        |          |           |          |
| 186 | M47-24-1   | GREEN ST       | 123.80 | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                    | Yes |        | CH61     |           |          |
| 187 | R47-5-6    | KELTON ST      | 160.00 | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                    | Yes |        |          |           |          |
| 188 | R52-22-3   | STONE ST       | 56.00  | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                    | Yes |        |          |           |          |
| 189 | R47-7-4    | STONE ST       | 66.00  | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                    | Yes |        |          |           |          |
| 190 | C37-20-20  | OTTER RIVER RD | 26.10  |            | Vacant Land    |         | N       | R2   | D & E REALTY CORP                  |     |        |          | Yes       |          |
| 191 | H42-24-1A  | BROOKSIDE DR   | 174.97 | LAND TRUST | Vacant Land    | B       | P       | R2   | NORTH COUNTY LAND TRUST INC        |     |        |          |           |          |
| 192 | C32-19-2   | BRIDGE ST      | 78.50  | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                    |     | Yes    | CH61     |           |          |
| 193 | M42-25-1   | 1010 GREEN ST  | 18.69  |            | Vacant Land    |         | N       | R2   | NEW ENGLAND POWER                  | Yes |        |          |           |          |
| 194 | M17-23-1   | KINZER DR      | 21.49  | MUNICIPAL  | Vacant Land    | C       | P       | I2   | CITY OF GARDNER                    | Yes | Yes    | CH61     |           |          |
| 195 | C27-10-1   | BRIDGE ST      | 44.00  | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                    |     | Yes    |          |           |          |
| 197 | W22-4-7    | FOSTER CT      | 6.67   | MUNICIPAL  | Vacant Land    | B       | P       | R2   | CITY OF GARDNER                    |     |        |          |           |          |
| 199 | X37-22-7   | PEARL ST       | 6.44   |            | Vacant Land    |         | N       | I1   | GARDNER REDEVELOPMENT AUTHORITY    |     |        |          | Yes       |          |
| 200 | X37-22-7   | PEARL ST       | 6.75   |            | Vacant Land    |         | N       | R2   | GARDNER REDEVELOPMENT AUTHORITY    |     |        |          | Yes       |          |
| 201 | X37-22-7   | PEARL ST       | 10.28  |            | Vacant Land    |         | N       | R2   | GARDNER REDEVELOPMENT AUTHORITY    |     |        |          | Yes       |          |
| 202 | X37-22-7   | PEARL ST       | 9.20   |            | Vacant Land    |         | N       | R2   | GARDNER REDEVELOPMENT AUTHORITY    |     |        |          | Yes       |          |
| 203 | X37-22-7   | PEARL ST       | 2.85   |            | Vacant Land    |         | N       | I1   | GARDNER REDEVELOPMENT AUTHORITY    |     |        |          | Yes       |          |
| 205 | X37-22-7   | PEARL ST       | 13.39  |            | Vacant Land    |         | N       | I1   | GARDNER REDEVELOPMENT AUTHORITY    |     |        |          | Yes       |          |
| 207 | X37-22-7   | PEARL ST       | 37.20  |            | Vacant Land    |         | N       | R2   | GARDNER REDEVELOPMENT AUTHORITY    |     |        |          | Yes       |          |
| 208 | WATER      | WHITNEY ST     | 14.81  | MUNICIPAL  |                | C       | P       | R2   | CITY OF GARDNER                    | Yes |        |          |           |          |
| 209 | X22-2-9    | CHAPEL ST      | 11.00  |            | Vacant Land    |         | N       | R2   | SNYER JONATHAN A & STEPHANIE L     |     |        |          | Yes       |          |
| 210 | H27-20-9   | KEYES RD       | 4.40   |            | Vacant Land    |         | N       | R2   | BALOGH BELA F                      |     |        |          |           |          |
| 211 | WATER      | WHITNEY ST     | 6.98   | MUNICIPAL  |                | C       | P       | R2   | CITY OF GARDNER                    | Yes |        |          |           |          |
| 212 | X27-22-12  | CHAPEL ST      | 4.70   |            | Vacant Land    |         | N       | R2   | PAQUETTE JEROLD G                  |     |        |          | Yes       |          |
| 213 | H27-7-4    | WEST ST        | 17.18  | PRIVATE    | Mortuary/Cemet | H       | L       | R2   | ROMAN CATHOLIC BISHOP OF WORCESTER |     |        | OSCH61   |           |          |

| #   | Parcel ID  | Address         | Acres  | Owner Type | Use            | Purpose | Protect | Zone | Owner                                | WS  | OttRiv | Adjacent | AdjPropOS | BIOMAPNL |
|-----|------------|-----------------|--------|------------|----------------|---------|---------|------|--------------------------------------|-----|--------|----------|-----------|----------|
| 214 | W32-12-12A | PEARL ST        | 10.47  |            | Vacant Land    |         | N       | R2   | DONELL CONRAD J & SHERRY L TRSTES    |     |        |          | Yes       |          |
| 215 | R27-16-6   | PARK ST         | 4.48   | STATE      | Other State    | B       | P       | R2   | COMM OF MASS                         | Yes |        |          |           |          |
| 216 | W17-19-15B | PARTRIDGE ST    | 10.04  |            | Vacant Land    |         | N       | R2   | OWNER UNKNOWN                        |     |        |          |           |          |
| 217 | R42-17-4   | STONE ST        | 4.05   | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                      | Yes |        | CH61     |           |          |
| 218 | R37-21-1   | EATON ST        | 4.60   | MUNICIPAL  | Vacant Land    | R       | L       | R2   | CITY OF GARDNER                      | Yes |        |          | Yes       |          |
| 219 | M37-20-10  | PARK ST         | 14.71  |            | Vacant Land    |         | N       | R2   | NEW ENGLAND POWER                    | Yes |        |          | Yes       |          |
| 220 | M37-20-10  | PARK ST         | 11.43  |            | Vacant Land    |         | N       | R2   | NEW ENGLAND POWER                    | Yes |        |          | Yes       |          |
| 221 | M37-20-10  | PARK ST         | 6.21   |            | Vacant Land    |         | N       | R2   | NEW ENGLAND POWER                    | Yes |        |          | Yes       |          |
| 222 | R42-21-4B  | STONE ST        | 2.15   | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                      |     |        | CH61     |           |          |
| 223 | R12-23-2   | UNION ST        | 2.50   | MUNICIPAL  | Vacant Land    | C       | P       | R2   | CITY OF GARDNER                      |     |        | CH61     |           |          |
| 224 | R12-23-14  | UNION ST        | 3.25   | MUNICIPAL  | Vacant Land    | C       | P       | R2   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 225 | M27-4-19   | STUART ST       | 0.19   | MUNICIPAL  | Vacant Land    | R       | P       | R1   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 226 | H12-5-23A  | SNAKE POND RD   | 2.35   | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 227 | M22-19-17A | WRIGHT ST       | 4.42   | MUNICIPAL  | Outbuildings   | R       | L       | G3   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 228 | M12-22-10  | WHITNEY ST      | 1.77   | MUNICIPAL  | Vacant Land    | C       | P       | R2   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 229 | R12-23-16  | KEN DR          | 3.00   | MUNICIPAL  | Vacant Land    | C       | P       | R2   | CITY OF GARDNER                      |     |        | CH61     |           |          |
| 230 | M17-21-1   | SNAKE POND RD   | 0.87   | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                      | Yes |        | OS       |           | Yes      |
| 231 | H17-25-4   | AIRPORT RD      | 4.58   | MUNICIPAL  | Vacant Land    | C       | P       | R2   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 232 | R17-23-14  | W BROADWAY      | 3.85   | MUNICIPAL  | Outbuildings   | R       | P       | R1   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 233 | M12-12-7   | WHITNEY ST      | 3.00   | MUNICIPAL  | Vacant Land    | C       | P       | R2   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 234 | M27-23-43  | JEAN ST         | 3.66   | MUNICIPAL  | Outbuildings   | R       | P       | G3   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 235 | M12-1-3    | WHITNEY ST      | 3.40   | MUNICIPAL  | Vacant Land    | C       | P       | R2   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 236 | H12-5-22A  | SNAKE POND RD   | 3.99   | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 237 | M17-10-21  | 416 W BROADWAY  | 8.61   | MUNICIPAL  | Garage/Office  | R       | L       | C2   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 238 | M27-25-6   | CENTRAL ST      | 0.13   | STATE      | Vacant Land    | R       | P       | C1   | COMM OF MASS                         |     |        | OS       |           |          |
| 239 | M27-25-10  | 26 LAKE ST      | 0.18   | STATE      | Other State    | R       | P       | C1   | COMM OF MASS                         |     |        | OS       |           |          |
| 240 | R27-16-10  | PARK ST         | 0.95   | MUNICIPAL  | Outbuildings   | H       | L       | R1   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 241 | W32-19-1   | PEARL ST        | 0.36   | MUNICIPAL  | Vacant Land    | C       | P       | R1   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 242 | R27-14-9A  | BLANCHARD ST    | 0.73   | MUNICIPAL  | Vacant Land    | W       | P       | R1   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 243 | M27-4-18   | STUART ST       | 1.04   | MUNICIPAL  | Vacant Land    | R       | P       | R1   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 244 | M32-23-1   | RACETTE AVE     | 3.51   | MUNICIPAL  | Vacant Land    | R       | P       | R1   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 245 | H37-25-13  | LEO DR          | 0.43   | MUNICIPAL  | Vacant Land    | C       | P       | G3   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 246 | R37-1-3    | GREEN ST        | 1.00   | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                      |     |        | CH61     |           |          |
| 249 | M27-20-50  | 69 PARK ST      | 3.50   | MUNICIPAL  | Cape Cod       | R       | P       | R1   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 250 | H37-25-15  | LEO DR          | 3.64   | MUNICIPAL  | Vacant Land    | C       | P       | G3   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 251 | M12-18-11  | WHITNEY ST      | 3.33   | MUNICIPAL  | Vacant Land    | C       | P       | R2   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 252 | M12-7-6    | WHITNEY ST      | 1.00   | MUNICIPAL  | Vacant Land    | C       | P       | R2   | OWNER UNKNOWN                        |     |        | CH61     |           |          |
| 253 | W22-9-8    | BETTY SPRING RD | 0.21   | MUNICIPAL  | Vacant Land    | C       | P       | R2   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 254 | W22-8-3    | BETTY SPRING RD | 0.23   | MUNICIPAL  | Vacant Land    | C       | P       | R2   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 255 | W22-8-2    | BETTY SPRING RD | 0.14   | MUNICIPAL  | Vacant Land    | C       | P       | R2   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 256 | W22-8-1    | BETTY SPRING RD | 0.21   | MUNICIPAL  | Vacant Land    | C       | P       | R2   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 259 | W37-17-2   | MATTHEWS ST     | 50.43  | PRIVATE    | Vacant Land    | C       | T61     | R2   | KYMALAINEN THOMAS J & ALICE M TRSTES | No  | No     | OS       |           |          |
| 260 | R27-5-3    | CATHERINE ST    | 12.60  | MUNICIPAL  | Schools-Public | R       | L       | R2   | CITY OF GARDNER                      |     |        |          |           |          |
| 261 | R27-3-1    | CYPRESS ST      | 2.38   | MUNICIPAL  | Vacant Land    | R       | L       | R1   | CITY OF GARDNER                      |     |        |          |           |          |
| 262 | M32-14-1   | PARK ST         | 4.10   | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                      |     |        |          |           |          |
| 263 | R42-9-19   | KELTON ST       | 4.50   | MUNICIPAL  | Vacant Land    | W       | P       | R2   | CITY OF GARDNER                      |     |        | OS       |           |          |
| 265 | R27-5-2    | CATHERINE ST    | 29.00  | MUNICIPAL  | Vacant Land    | R       | L       | R2   | CITY OF GARDNER                      |     |        |          |           |          |
| 268 | R17-1-17   | MECHANIC ST     | 2.69   | PRIVATE    | Vacant Land    | B       | L       | G3   | GARDNER LITTLE LEAGUE INC            |     |        |          |           |          |
| 269 | M32-22-9   | 110 CLARK ST    | 0.58   |            | Clubs/Lodges   |         | N       | R1   | WEST END BEAGLE CLUB INC             |     |        |          | Yes       |          |
| 275 | Z32-6-2    | SMITH ST        | 35.50  | STATE      | Vacant Land    | C       | P       | R2   | COMM OF MASS                         |     |        |          |           |          |
| 279 | H32-16-4   | 850 WEST ST     | 186.00 | MUNICIPAL  | Outbuildings   | R       | L       | R2   | CITY OF GARDNER                      |     |        |          |           |          |
| 281 | H27-14-101 | KEYES RD        | 9.52   |            | Vacant Land    |         | P       | R2   | CEDAR HILLS LLC                      |     |        | OS       | Yes       |          |
| 283 | X27-21-7   | CHAPEL ST       | 234.00 | STATE      | Outbuildings   | C       | P       | R2   | COMM OF MASS                         |     |        |          |           |          |
| 288 | R27-9-1    | CATHERINE ST    | 12.60  | MUNICIPAL  | Schools-Public | R       | L       | R2   | CITY OF GARDNER                      |     |        |          |           |          |

| #   | Parcel ID  | Address                | Acres  | Owner Type | Use                      | Purpose | Protect | Zone | Owner                                  | WS  | OttRiv | Adjacent | AdjPropOS | BIOMAPNL |
|-----|------------|------------------------|--------|------------|--------------------------|---------|---------|------|----------------------------------------|-----|--------|----------|-----------|----------|
| 289 | Z37-18-1   | MURRAY RD              | 38.00  | PRIVATE    | Different Municipality V | R       | L       |      | ASHBURNHAM WESTMINSTER REG SCHOOL DIST |     |        | OS       |           |          |
| 291 | M32-22-9   | 110 CLARK ST           | 17.80  | PRIVATE    | Fish&Game C              | R       | L       | R1   | WEST END BEAGLE CLUB INC               |     |        |          | Yes       |          |
| 294 | R32-12-6   | 444 GREEN ST           | 268.00 | STATE      | Education C              |         | L       |      | COMM OF MASS                           |     |        | OS       |           |          |
| 295 | H22-2-3    | RIVERSIDE RD           | 51.00  |            | Accessory                |         | N       | R2   | FLETCHER JOHN L & JAMES L TRSTES       | No  | Yes    | OSCH61   |           |          |
| 296 | R47-21-2   | 406 STONE ST           | 7.53   |            | Single Fam MDL-01        |         | N       | R2   | LITTLEJOHN DAVID C                     | Yes |        | OS       | Yes       | Yes      |
| 297 | R47-22-2B  | 418 STONE ST           | 23.62  |            | Single Fam MDL-01        |         | N       | R2   | JAMISON SETH M & DARCIE J              | Yes |        |          |           | Yes      |
| 299 | W32-24-16  | 2 CHAPEL ST            | 23.00  |            | Single Fam MDL-01        |         | N       | R1   | HILL CLAIRE                            |     |        | OSCH61   |           |          |
| 300 | W42-9-11   | 142 WAMPANOAG SOUTH RD | 13.38  |            | SFR Water                |         | N       | R2   | BAGDONAS EDWARD P ET AL TRSTES         |     |        | OS       | No        | Yes      |
| 301 | M37-20-4   | 169 EATON ST           | 10.69  |            | Single Fam MDL-01        |         | N       | R2   | CHRISTIE MARIE H                       | Yes |        | OS       |           |          |
| 302 | R47-22-2C  | 430 STONE ST           | 16.53  |            | Single Fam MDL-01        |         | N       | R2   | CLARKSON AMANDA M                      | Yes |        |          |           | Yes      |
| 303 | H37-16-1   | CLARK ST               | 44.31  |            | Vacant Land Dev          |         | N       | R2   | FLETCHER JOHN L & JAMES L TRSTES       |     |        | CH61     | Yes       |          |
| 304 | W42-17-4   | 414 RAYMOND ST         | 7.96   |            | Single Fam MDL-01        |         | N       | R2   | WIINIKAINEN TOIVO B                    | No  | No     | OS       | No        |          |
| 305 | M47-17-4   | 1433 GREEN ST          | 16.50  |            | Single Fam MDL-01        |         | N       | R2   | PRICE KELLEY                           | Yes | No     | OS       | No        | Yes      |
| 306 | H42-11-2   | HOWARD ST              | 204.25 | MUNICIPAL  |                          |         |         | R2   | CITY OF GARDNER                        |     |        |          |           |          |
| 307 | W02-1-5    | 804 WHITNEY ST         | 1.50   |            | Single Fam MDL-01        | C       | T61A    | R2   | CROTTEAU FRANCIS W TRSTE               |     |        | CH61     |           |          |
| 308 | R07-23-14B | 426 LOVEWELL ST        | 5.85   | PRIVATE    | Bungalow                 | C       | T61A    | R2   | BARRETT JAMES A & JOANNE M             |     |        | CH61     |           |          |
| 309 | W02-1-4    | 778 WHITNEY ST         | 25.51  |            | Single Fam MDL-01        | C       | T61A    | R2   | CROTTEAU FRANCIS W TRSTE               |     |        | CH61     |           |          |
| 310 | MANY*      | KEYES ROAD SUBDIVISION | 145.72 | LAND TRUST |                          |         | P       | R2   | MANY*                                  |     |        |          |           |          |
| 311 | H42-21-2BC | HOWARD CLARK ST        |        | PRIVATE    |                          |         | P       |      |                                        |     |        |          |           |          |
| 312 | H37-12-32  | CLARK ST               | 1.39   | PRIVATE    | Single Fam MDL-01        |         | P       | R2   | MEAGHER RYAN P & JODI L                |     |        |          |           |          |
| 313 | W37-23-1   | MATTHEWS ST            | 22.72  | MUNICIPAL  | Vacant Land              |         | P       | R2   | CITY OF GARDNER                        |     |        |          |           |          |
| 314 | W37-24-5   | PEARL ST               | 74.14  | PRIVATE    | Vacant Land              |         | P       | R2   | MEUNIER BRIAN & BRANDY                 |     |        |          |           |          |

\* 103 parcels make up the Keyes Road Subdivision (#310)

*Purpose:*

- C – Conservation
- W – Water Supply
- R – Recreation
- B – Conservation and Recreation

*Protect:*

- P – Permanent
- CR – Conservation Restriction
- L – Limited Other
- N – Not Protected
- T61/A/B - Chapter 61 Lands

WS – Indicates whether the property is in the Water Supply District

OttRiv – Indicates whether the property is to the Otter River

Adjacent – Indicates whether the property is adjacent to other Protected Open Space properties

AdjPropOS – Indicates whether the property is adjacent to other unprotected Open Space properties

BIOMAPNL – Indicates whether the property is in the BioMap Corridor

| #  | Parcel ID  | Address                | Acres  | Water Supply | Otter River | Adjacent OS/CH61 | BioMap | Rank |
|----|------------|------------------------|--------|--------------|-------------|------------------|--------|------|
| 1  | W42-9-22   | Raymond st             | 86.75  |              |             | OS               | X      | 1    |
| 2  | W37-24-5   | Pearl st               | 74.14  |              |             | OS,CH61          | X      | 1    |
| 3  | H42-21-21C | Howard st              | 14.65  |              |             |                  |        | 1    |
| 4  | H42-21-2B  | Clark st               | 13.6   |              |             |                  |        | 1    |
| 5  | R47-12-B   | Stone st and Easton st | 62     | X            |             |                  | X      | 1    |
| 6  | H37-12-32  | Clark st               | 11.29  |              |             | OS               |        | 1    |
| 7  | W37-17-2   | Matthews st            | 50.4   | X            |             | OS,CH61          | X      | 1    |
| 8  | H22-2-3    | Riverside rd           | 62.73  |              | x           | OS,CH61          |        | 1    |
| 9  | H22-15-37  | Coleman st             | 50.81  |              | x           |                  |        | 2    |
| 10 | H32-17-11  | West st                | 145.51 |              |             | CH61             |        | 2    |
| 11 | X22-22-4A  | Betty Spring rd        | 10.31  |              |             |                  |        | 2    |
| 12 | W22-20-26  | Betty Spring rd        | 68.72  |              |             |                  |        | 2    |
| 13 | W27-25-5   | Willis rd              | 27.13  |              |             |                  |        | 2    |
| 14 | H32-11-9   | West st                | 21.97  |              |             |                  |        | 2    |
| 15 | C37-9-23   | Otter River rd         | 32.62  |              |             |                  |        | 2    |
| 16 | C37-18-31  | Otter River rd         | 23.62  |              |             |                  |        | 2    |
| 17 | C37-19-19  | Otter River rd         | 48.77  |              |             |                  |        | 2    |
| 18 | C37-20-20  | Otter River rd         | 27.19  |              |             |                  |        | 2    |
| 19 | X22-2-9    | Chapel st              | 11.8   |              |             |                  |        | 2    |
| 20 | M42-8-8    | Green St               | 31.5   |              |             | OS,CH61          | X      | 2    |
| 21 | R07-03-11  | Lovewell St            | 127.5  | X            |             | OS,CH61          | X      | 2    |
| 22 | H37-16-1   | Clark st               | 44.89  |              |             | CH61             |        | 2    |
| 23 | M07-15-6   | Timpany blvd           | 6.75   |              |             | CH61             |        | 3    |
| 24 | R12-22-17  | Union st               | 7.22   |              |             | OS,CH61          |        | 3    |
| 25 | H27-14-103 | Keyes rd               | 18.53  |              |             |                  |        | 3    |
| 26 | R07-1-6    | Union st               | 33.15  |              |             | OS,CH61          |        | 3    |
| 27 | H27-14-102 | Keyes rd               | 11.09  |              |             |                  |        | 3    |
| 28 | M47-12-3   | Green st               | 10.1   | x            |             |                  | X      | 3    |
| 29 | H27-14-101 | keyes rd               | 10.09  |              |             | OS               |        | 3    |
| 30 | M37-20-4   | 169 Eaton st           | 10.57  | x            |             | OS               |        | 3    |
| 31 | M42-8-5    | 1263 Green St          | 3      |              |             | OS,CH61          |        | 3    |
| 32 | M47-17-4   | 1433 Green st          | 16.58  | x            |             | OS               | X      | 3    |
| 33 | W07-13-6   | Whitney st             | 42.36  |              |             | CH61             | X      | 4    |
| 34 | W47-16-2   | 123 Camp Collier Rd    | 42     |              |             |                  | X      | 4    |
| 35 | R42-7-9    | Stone st               | 8.08   | x            |             | OS,CH61          |        | 4    |
| 36 | W47-6-3    | Kelton st              | 13.74  |              |             |                  | X      | 4    |
| 37 | W07-4-4    | 50 Banner rd           | 9.57   | x            |             |                  | x      | 4    |
| 38 | R47-21-2   | 406 Stone st           | 7.67   | x            |             | OS               | X      | 4    |
| 39 | R47-22-2B  | 418 Stone st           | 22.41  | x            |             |                  | X      | 4    |
| 40 | H17-5-1    | 837 West Broadway      | 10     |              |             |                  |        | 4    |
| 41 | M17-16-3   | West Broadway          | 5.75   |              | x           |                  |        | 4    |
| 42 | M32-17-2   | 130 Clark st           | 3.12   | x            |             |                  |        | 4    |
| 43 | R47-22-2C  | 430 Stone st           | 16.97  | x            |             |                  | X      | 4    |
| 44 | R07-19-14A | Lovewell st            | 5.98   |              |             | CH61             |        | 5    |
| 45 | M22-6-27   | Parker st              | 16.11  |              |             |                  |        | 5    |
| 46 | W17-6-5    | Saunders st            | 8.01   |              |             |                  |        | 5    |
| 47 | H17-13-9   | Airport rd             | 10.13  |              |             |                  |        | 5    |
| 48 | R07-15-14  | Lovewell st            | 19.67  |              |             | CH61             |        | 5    |
| 49 | W37-21-1   | Matthews st            | 22.17  |              |             | CH61             |        | 5    |
| 50 | W27-11-3   | Pearl st               | 17.34  |              |             |                  |        | 5    |
| 51 | W32-14-8   | Pearl st               | 55.47  |              |             |                  |        | 5    |
| 52 | R32-15-9   | Matthews st            | 30.57  |              |             |                  |        | 5    |
| 53 | R37-15-25  | Paige rd               | 12.74  |              |             |                  |        | 5    |
| 54 | W37-16-12  | Matthews st            | 12.57  |              |             |                  |        | 5    |
| 55 | M37-17-5   | Clark st               | 28.3   |              |             |                  |        | 5    |
| 56 | W32-1-14   | Matthews st            | 15.25  |              |             |                  |        | 5    |
| 57 | M32-22-9   | Clark st               | 18.83  |              |             |                  |        | 5    |
| 58 | W32-24-16  | Chapel st              | 5.17   |              |             | OS,CH61          |        | 5    |

# DRAFT

## Appendix C



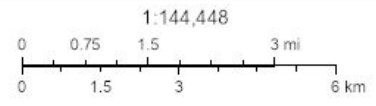
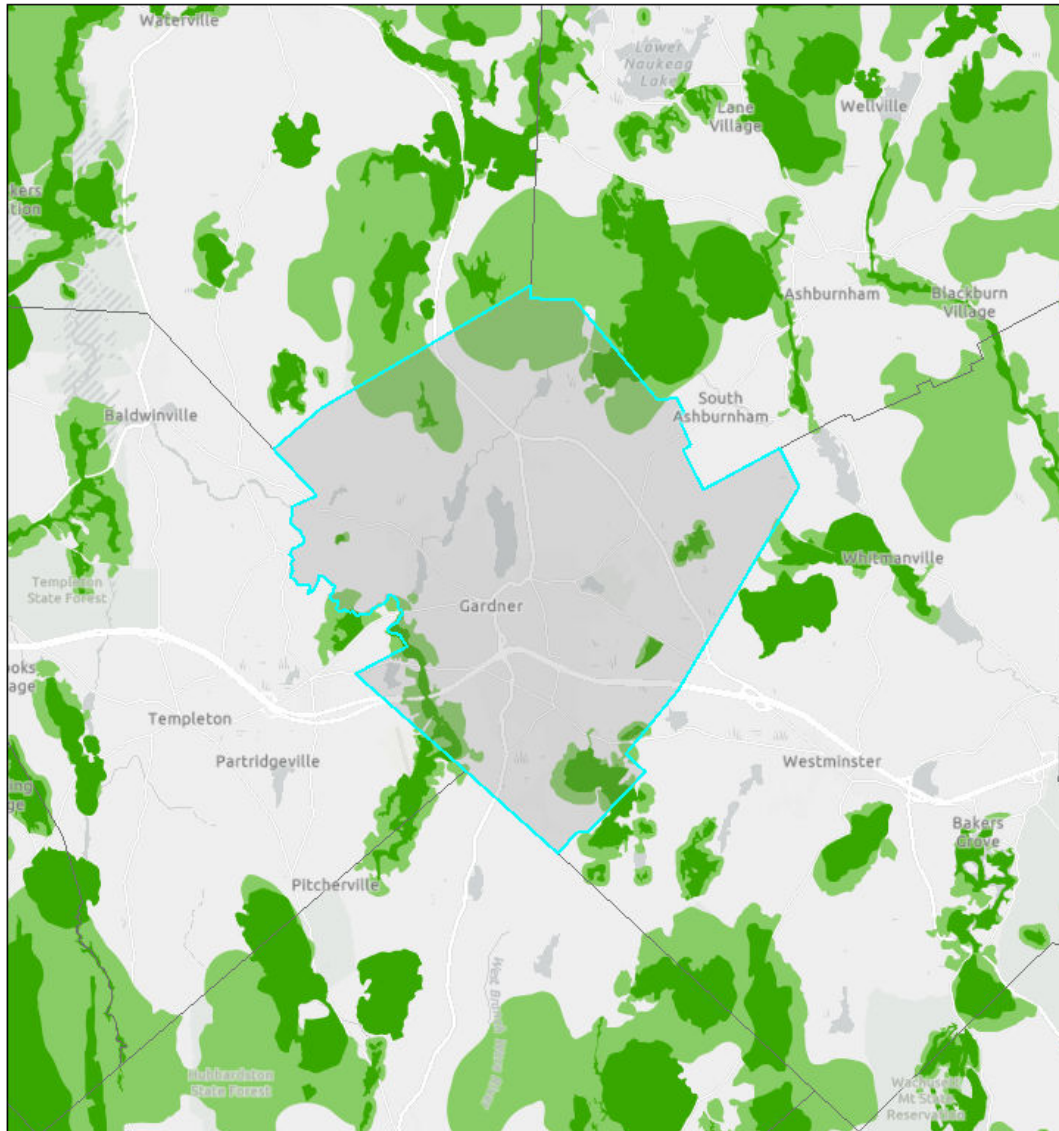


# BioMap Summary Report: Gardner

## Area of Interest (AOI) Information

Area : 14,728.72 acres

Feb 1 2023 10:35:07 Eastern Standard Time



Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

## Summary

| Name                              | Count | Area(acres) | Length(ft) |
|-----------------------------------|-------|-------------|------------|
| Core Habitat                      | 12    | 557.96      | N/A        |
| Critical Natural Landscape        | 17    | 2,635.92    | N/A        |
| Aquatic Core                      | 7     | 426.45      | N/A        |
| Aquatic Core Buffer               | 7     | 548.43      | N/A        |
| Wetland Core                      | 13    | 116.04      | N/A        |
| Wetland Core Buffer               | 12    | 203.42      | N/A        |
| Priority Natural Communities Core | 5     | 27.36       | N/A        |
| Vernal Pool Core                  | 0     | 0           | N/A        |
| Forest Core                       | 0     | 0           | N/A        |
| Rare Species Core                 | 8     | 303.12      | N/A        |
| Tern Foraging Habitat             | 0     | 0           | N/A        |
| Coastal Adaptation Areas          | 0     | 0           | N/A        |
| Landscape Blocks                  | 2     | 1,538.81    | N/A        |
| Local Aquatic Habitats            | 6     | 308.92      | N/A        |
| Local Aquatic Habitats Buffer     | 10    | 714.93      | N/A        |
| Local Wetlands                    | 16    | 289.78      | N/A        |
| Local Wetlands Buffer             | 24    | 556.09      | N/A        |
| Local Landscapes                  | 11    | 1,365.51    | N/A        |
| Local Rare Species                | 2     | 180.10      | N/A        |
| Local Vernal Pools                | 2     | 513.03      | N/A        |
| Regional Rare Species             | 0     | 0           | N/A        |
| Regional Connectivity             | 3     | 1,239.38    | N/A        |

## Core Habitat

| # | Core Habitat ID | Area(acres) |
|---|-----------------|-------------|
| 1 | 2360            | 183.30      |
| 2 | 2419            | 147.19      |
| 3 | 2686            | 101.46      |
| 4 | 2463            | 47.76       |
| 5 | 2506            | 29.44       |
| 6 | 2410            | 26.83       |
| 7 | 2373            | 13.12       |
| 8 | 2459            | 5.70        |
| 9 | 2423            | 3.16        |

## Critical Natural Landscape



| #  | Critical Natural Landscape ID | Area(acres) |
|----|-------------------------------|-------------|
| 1  | 1056                          | 1,067.15    |
| 2  | 1061                          | 554.58      |
| 3  | 1008                          | 421.98      |
| 4  | 997                           | 341.53      |
| 5  | 1022                          | 90.62       |
| 6  | 1010                          | 48.31       |
| 7  | 1004                          | 40.56       |
| 8  | 998                           | 37.53       |
| 9  | 1021                          | 11.26       |
| 10 | 1026                          | 9.91        |
| 11 | 1009                          | 7.76        |
| 12 | 1027                          | 4.73        |

### Aquatic Core

| # | Aquatic Core ID | Area(acres) |
|---|-----------------|-------------|
| 1 | 704             | 178.68      |
| 2 | 716             | 147.18      |
| 3 | 742             | 97.69       |
| 4 | 718             | 2.90        |

### Aquatic Core Buffer

| # | Aquatic Core Buffer ID | Area(acres) |
|---|------------------------|-------------|
| 1 | 830                    | 274.29      |
| 2 | 814                    | 162.80      |
| 3 | 835                    | 45.22       |
| 4 | 886                    | 43.43       |
| 5 | 873                    | 10.25       |
| 6 | 832                    | 7.76        |
| 7 | 855                    | 4.66        |

### Wetland Core

| #  | Wetland Core ID | Area(acres) |
|----|-----------------|-------------|
| 1  | 7169            | 29.44       |
| 2  | 6968            | 28.32       |
| 3  | 6787            | 24.58       |
| 4  | 6658            | 13.12       |
| 5  | 6946            | 11.41       |
| 6  | 6963            | 5.70        |
| 7  | 6974            | 1.68        |
| 8  | 6817            | 1.34        |
| 9  | 6560            | 0.26        |
| 10 | 6483            | 0.10        |
| 11 | 6645            | 0.08        |

### Wetland Core Buffer

| #  | Wetland Buffer ID | Area(acres) |
|----|-------------------|-------------|
| 1  | 849               | 70.99       |
| 2  | 686               | 50.89       |
| 3  | 3063              | 24.36       |
| 4  | 3076              | 15.99       |
| 5  | 745               | 8.23        |
| 6  | 2970              | 7.96        |
| 7  | 3022              | 6.54        |
| 8  | 713               | 5.56        |
| 9  | 2902              | 4.66        |
| 10 | 3080              | 3.48        |
| 11 | 2923              | 2.93        |
| 12 | 642               | 1.84        |

### Priority Natural Communities Core

| # | Natural Community Name | Area(acres) |
|---|------------------------|-------------|
| 1 | Acidic Shrub Fen       | 13.12       |
| 2 | Level Bog              | 8.54        |
| 3 | Kettlehole Level Bog   | 5.70        |

### Rare Species Core

| # | Rare Species Core ID | Species Total | Area(acres) |
|---|----------------------|---------------|-------------|
| 1 | 1673                 | 1             | 143.20      |
| 2 | 1881                 | 2             | 86.76       |
| 3 | 1754                 | 1             | 47.76       |
| 4 | 1719                 | 4             | 23.66       |
| 5 | 1727                 | 1             | 1.65        |
| 6 | 1678                 | 1             | 0.09        |
| 7 | 1678                 | 3             | < 0.01      |

## Landscape Blocks

11024

| # | Landscape Block ID | Area(acres) |
|---|--------------------|-------------|
| 1 | 172                | 988.34      |
| 2 | 175                | 550.47      |

## Local Aquatic Habitats

| # | Local Aquatic Habitats ID | Area(acres) |
|---|---------------------------|-------------|
| 1 | 1,464                     | 221.02      |
| 2 | 715                       | 35.09       |
| 3 | 723                       | 26.30       |
| 4 | 1,465                     | 15.44       |
| 5 | 1,458                     | 9.58        |
| 6 | 1,120                     | 1.49        |

## Local Aquatic Habitats Buffer

| #  | Local Aquatic Habitat Buffer ID | Area(acres) |
|----|---------------------------------|-------------|
| 1  | 208                             | 542.67      |
| 2  | 206                             | 68.35       |
| 3  | 225                             | 54.07       |
| 4  | 1,578                           | 27.52       |
| 5  | 300                             | 10.32       |
| 6  | 218                             | 9.03        |
| 7  | 286                             | 1.43        |
| 8  | 1,619                           | 1.29        |
| 9  | 219                             | 0.14        |
| 10 | 207                             | 0.13        |

## Local Wetlands

| #  | Local Wetlands ID | Area(acres) |
|----|-------------------|-------------|
| 1  | 2,049             | 88.07       |
| 2  | 2,065             | 38.58       |
| 3  | 2,073             | 37.26       |
| 4  | 2,095             | 36.02       |
| 5  | 2,077             | 16.40       |
| 6  | 2,081             | 13.27       |
| 7  | 2,092             | 10.49       |
| 8  | 2,089             | 9.75        |
| 9  | 2,088             | 8.81        |
| 10 | 2,078             | 6.93        |
| 11 | 2,054             | 5.97        |
| 12 | 2,096             | 5.38        |
| 13 | 2,084             | 4.58        |
| 14 | 2,060             | 2.87        |
| 15 | 2,055             | 2.86        |
| 16 | 2,093             | 2.54        |

#### Local Wetlands Buffer

| #  | Local Wetlands Buffer ID | Area(acres) |
|----|--------------------------|-------------|
| 1  | 5,769                    | 98.27       |
| 2  | 5,602                    | 60.28       |
| 3  | 5,132                    | 53.96       |
| 4  | 5,721                    | 51.07       |
| 5  | 5,567                    | 37.33       |
| 6  | 5,669                    | 33.96       |
| 7  | 5,400                    | 33.25       |
| 8  | 5,677                    | 28.64       |
| 9  | 5,361                    | 25.88       |
| 10 | 5,517                    | 24.77       |
| 11 | 5,637                    | 23.58       |
| 12 | 5,108                    | 18.82       |
| 13 | 5,497                    | 17.95       |
| 14 | 5,398                    | 15.54       |
| 15 | 5,103                    | 9.63        |
| 16 | 5,044                    | 6.57        |
| 17 | 5,054                    | 5.88        |
| 18 | 5,701                    | 2.85        |
| 19 | 5,095                    | 2.27        |
| 20 | 4,898                    | 2.12        |
| 21 | 5,726                    | 2.00        |
| 22 | 5,505                    | 0.97        |
| 23 | 5,080                    | 0.32        |
| 24 | 5,724                    | 0.16        |

### Local Landscapes

| #  | Local Landscape ID | Area(acres) |
|----|--------------------|-------------|
| 1  | 1,804              | 337.66      |
| 2  | 1,551              | 215.65      |
| 3  | 678                | 199.11      |
| 4  | 1,097              | 128.99      |
| 5  | 673                | 91.73       |
| 6  | 932                | 86.57       |
| 7  | 675                | 85.57       |
| 8  | 732                | 84.38       |
| 9  | 674                | 80.87       |
| 10 | 752                | 29.37       |
| 11 | 914                | 25.63       |

### Local Rare Species

| # | Local Rare Species ID | Species Total | Area(acres) |
|---|-----------------------|---------------|-------------|
| 1 | 1,955                 | 1             | 180.10      |
| 2 | 1,955                 | 2             | < 0.01      |

### Local Vernal Pools

| # | Local Vernal Pool ID | Area(acres) |
|---|----------------------|-------------|
| 1 | 539                  | 422.45      |
| 2 | 524                  | 90.58       |

### Regional Connectivity

| # | Regional Connectivity ID | Area(acres) |
|---|--------------------------|-------------|
| 1 | 33                       | 1,162.78    |
| 2 | 35                       | 74.88       |
| 3 | 36                       | 1.72        |

# DRAFT

## Appendix D



## Funding Mechanisms and Programs

### Property Acquisition

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1) Program/Method:           | <b>Municipal purchase</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Sponsoring Agency:           | City of Gardner                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Approximate Funding Maximum: | Dependent on Mayor/City Council Agency                                                                                                                                                                                                                                                                                                                                                                                                             |
| Program Description:         | This tool is probably the most direct and effective way for a City to achieve the acquisition objectives of its open space plan. Municipalities may either issue bonds to cover purchases or in some cases include a purchase item in the general budget. Bond issues are quite common and provide communities with the flexibility to negotiate with property owners, knowing that money has already been authorized to complete the acquisition. |
| Priority for pursuing:       | High                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Chances of success:          | Moderate depending on a vigorous public outreach campaign prior to City meeting and the general referendum.                                                                                                                                                                                                                                                                                                                                        |

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|                              |                                                                                                                                                                                                                                                                                                |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2) Program/Method:           | <b>Land &amp; PARC Program</b>                                                                                                                                                                                                                                                                 |
| Sponsoring Agency:           | Massachusetts Office of Energy and Environmental Affairs, Division of Conservation Services (DCS)                                                                                                                                                                                              |
| Approximate Funding Maximum: | \$250,000                                                                                                                                                                                                                                                                                      |
| Program Description:         | The Program provides a percentage (typically 70%) of reimbursement for the purchase of land for conservation and passive recreation purposes. This program can provide funding for “regional” projects, whereby several communities can combine their funding to cover a larger land purchase. |
| Priority for pursuing:       | High                                                                                                                                                                                                                                                                                           |

Chances of Success: Moderate depending on quality of the City's application and level of competition.

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- 3) Program/Method: **Federal Land and Water Conservation Fund**
- Sponsoring Agency: National Park Service
- Approximate Funding Maximum: Unknown.
- Program Description: The first iteration of this Program provided up to 50% reimbursement towards the cost of acquisition or improvement of recreation land, including the development of active recreation facilities. Only selected areas of Gardner are eligible for these funds.
- Priority for pursuing: Moderate.
- Chances of success: Moderate depending on the funds to be made available upon the Program's reauthorization.
- 

- 4) Program/Method: **Forest Legacy Program**
- Sponsoring Agency: The Land & Water Conservation Fund Coalition
- Approximate Funding Maximum: MA can submit up to 3 projects <math>\leq</math> 20 million.
- Program Description: This Program aims to protect private forest lands that provide public benefits for the community. It pays 50% of project costs and requires a 50% non-federal funding match.
- Deadline: Usually October each year.
- 

- 5) Program/Method: **Landscape Partnership Grants**
- Sponsoring Agency: MA Division of Conservation Services
- Approximate Funding Maximum: up to 1.5 million.

Deadline: Usually July each year.

Program Description: To permanently protect a minimum of 500 acres of land. Requires a partnership of non-profit, municipality or state/federal agency.

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6) Program/Method: **Drinking Water Supply Protection Grants (DWSP)**

Sponsoring Agency: Mass. EOEEA

Approximate Funding Maximum: up to \$350,000.

Deadline: Usually January each year.

Program Description: Reimbursement funding for 50% of the acquisition cost of land or a conservation restriction. Eligible land must be within state determined Surface Water or Groundwater Protection Zones of a Public Drinking Water Supply.

Chances of success: Moderate - will depend on quality of City's application and level of competition.

---

7) Program/Method: **Municipal Vulnerability Preparedness (MVP) Grant Program**

Sponsoring Agency: Mass. EOEEA

Approximate Funding Maximum: \$15,000-\$100,000 per plan.

Deadline: Usually January each year.

Program Description: Provides support for MA communities to identify climate hazards, assess vulnerabilities, and develop action plans to improve resilience to climate change. Designated MVP Communities are eligible for MVP Action Grant funding to implement the priority actions identified through the planning process.

Priority for pursuing: Moderate.

Chances of success: High with a good proposal

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Studies and Construction/Maintenance

- 1) Program/Method: **The National Recreational Trails Act (NRTA)**
- Sponsoring Agency: Massachusetts Department of Conservation and Recreation (DCR)
- Approximate Funding Maximum: \$2,000 - \$50,000.
- Program Description: Part of the federal Intermodal Surface Transportation Act, NRTA provides funds for trail projects. Eligible projects include: trail construction, land/easement acquisition, handicapped accessibility, interpretative areas/facilities, and education. Trails must be recreational, e.g. intra-city, on-road bikeways would probably not be eligible. A 20% local match is required (matching funds can be “non-cash”). Motorized and non-motorized trail use must be included in the grant with at least thirty percent of funds going to each activity with 40% going toward other diverse uses.
- Priority for pursuing: Moderate.
- Chances of success: High with a good proposal.
- 
- 2) Program/Method: **Greenways and Trails Demonstration Grant Program**
- Sponsoring Agency: Massachusetts Department of Conservation and Recreation (DCR)
- Approximate Funding Maximum: \$5,000.
- Program Description: Greenways and trail projects are at the center of this program. Funding categories include: planning, research, mapping, public education and community outreach, ecological assessment, and trail construction, maintenance and expansion. In recent years focus has been placed on projects that either educate the public or work on river greenways. However, all greenway/trail projects are eligible with the exception of those confined to a single

parcel of land.

Priority for pursuing: Moderate.

Chances of success: High with a good proposal.

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- 3) Program/Method: **MassTrails Grant**
- Sponsoring Agency: MA annual Capital Investment Plan & US DOT FHWA
- Approximate Funding Maximum: \$60,000 for “local” projects and up to \$500,000 for projects demonstrating critical network connections of regional or statewide significance.
- Program Description: Greenway MassTrails provides matching grants to communities, public entities and non-profit organizations to plan, design, create, and maintain the diverse network of trails, trail systems, and trails experiences used and enjoyed by Massachusetts residents and visitors. Requires a 20% minimum match of total project cost.
- Priority for pursuing: Moderate.
- Chances of success: Moderate - will depend on quality of City’s application and level of competition.
- 

#### Non-acquisition programs

- 1) Program/Method: **Conservation Restrictions (CRs)**
- Sponsoring Agency: Massachusetts Office of Environmental Affairs, Division of Conservation Services (DCS)
- Approximate Funding Maximum: Only technical support available.
- Program Description: Conservation restrictions (CR’s) are legal, enforceable agreements, authorized by the state, which are made between a landowner and a charitable organization, or a City. They are used primarily to keep land in a "natural or scenic open condition". Restrictions can be written so that certain uses are permitted, and others prohibited, e.g. the current owner may continue to occupy an

existing house on the land, but may restrict the construction of any additional houses. Grantors of restrictions may also be able to benefit by reductions in various taxes including property, estate, and income.

Priority for pursuing:

High.

Chances of success:

Depends on property owner.

2) Program/Method:

**Assessment Act (M.G.L. Chapters 61, 61A and 61B)**

Sponsoring Agency:

Massachusetts Department of Conservation and Recreation, Department of Agricultural Resources, and Department of Revenue (respectively)

Approximate Funding Maximum:

No public funds available.

Program Description:

These programs work by making available special property tax assessments to owners who agree to restrict their land to a particular use. Chapter 61 applies to lands actively devoted to forestry use, 61A applies to active agricultural lands, and 61B applies to public recreational lands like wildlife sanctuaries and golf courses. Generally, properties are assessed at their current use value rather than their highest use. This usually translates into a substantial property tax savings for owners. The program also requires a right-of-first-refusal option to the City when property owners look to sell their land.

Priority for pursuing:

Moderate.

Chances of success:

Depends on property owner.

3) Program/Method:

**Agricultural Preservation Restrictions**

Sponsoring Agency:

Massachusetts Department of Agricultural Resources

Approximate Funding Maximum:

No public funds available.

Program Description:

This program ensures that active farms stay in

agricultural production. The state purchases a farmer's development rights. The price paid is the difference between the full market value of the property and its appraised agricultural value. A permanent restriction is then put in place prohibiting all non-agricultural uses on the parcel. The farmer is taxed at the agricultural value rather than the highest use value.

Priority for pursuing:

High.

Chances of success:

Depends on property owner.



# DRAFT

## Appendix E

# ADA/504 Self Evaluation and Transition Plan

## Introduction

This Self-Evaluation and Transitional Plan is divided into seven sections:

- Access to Municipal Buildings and Other Facilities
- Municipal Employment
- Public Transportation
- Municipal Policies and Procedures
- Contact and Oversight
- ADA Policy Statement
- ADA Grievance Procedure

The goal of this plan is to guide the City's efforts to provide equal access and opportunity for all persons to the City's facilities and services. While there remain many identified barriers to universal access, the City has made substantial progress since the last evaluation and plan update in February 2015.

## Access to Municipal Buildings and Other Facilities

### **City Hall (95 Pleasant Street) and City Hall Annex (115 Pleasant Street)**

On-street parking on Pleasant Street does contain two ADA parking stalls, which follow ADA guidelines. The off-street parking area at the rear of the facility also follows ADA guidelines. There are no handrail extensions for the stairs at the entrance to the City Hall Annex. Power outlets inside the City Hall building do not follow ADA guidelines. The main restrooms in the City Hall facility are located on a half-floor within the stair wells and do not follow ADA guidelines. There are accessible restrooms available, however they are marked for employees only. In the City Hall Annex facility, the restrooms do not provide the minimum dimensions in the ADA guidelines, however the fixtures do follow ADA guidelines.

### **Department of Public Works (50 Manca Drive)**

The parking area contains two accessible parking spaces that follow ADA guidelines for sizing and pavement markings; however, there is no signage. The interior of the facility follows ADA guidelines.

### **Fire Department Headquarters (70 City Hall Avenue)**

There are no accessible parking stalls at the facility. The existing entry way does not meet ADA guidelines. Second-floor restrooms and shower areas do not meet ADA guidelines.

### **Gardner Municipal Golf Course (152 Eaton Street)**

The parking area for the golf course has two ADA parking stalls, however there are no access aisles. The Gardner Municipal Golf Course consists of two buildings; one is being used as a restaurant and restroom facility, and the other is used as a pro shop. The restaurant is located on the second floor and access does not comply with ADA guidelines. The first-floor restrooms for golfers do comply with ADA guidelines, however the second-floor restrooms do not comply. The pro shop facility has one step to enter the building with no railings or ramps; therefore, it does not comply with ADA guidelines. The driving

range does not contain any walkways to connect the parking area with the golf ball dispensing machine or the tee area.

### **Levi Heywood Memorial Library (55 West Lynde Street)**

The Levi Heywood Memorial Library is fully accessible throughout.

### **Police Department Headquarters (200 Main Street)**

The Police Department Headquarters facility is fully accessible throughout.

### **Senior Center (294 Pleasant Street)**

The parking lot meets the requirement for minimum number of ADA parking stalls. There is one stall that meets the dimensional requirements of a van accessible stall; however, there is no striped access aisle or van accessible signage. Interior stairway railings do not have extensions. The third-floor restroom does not meet ADA guidelines. The interior entryway at the rear entrance does not meet ADA guidelines.

## **Municipal Playgrounds**

### **Bickford Playground**

The parking lot is comprised of a gravel surface; therefore, there are no marked parking stalls. In addition, there are no signs for accessible parking stalls. The playground equipment does not comply with ADA guidelines.

### **Crystal Lake Park**

There is no off-street parking available. On-street parking is available; however, parking stalls are not marked and there is no signage for accessible parking. The park contains picnic tables and benches; however, there are no walkways to the tables and benches.

### **Greenwood Outdoor Pool**

On-street parking is available for the Greenwood pool. There are no marked parking stalls nor any accessible parking signage. The pool and splash park facilities meet ADA guidelines.

### **Greenwood Playground**

The off-street parking area does not contain a van accessible parking stall. Site access is paved and compliant. Playground equipment does not comply with ADA guidelines.

### **Jackson Playground**

There is no off-street parking available for Jackson Playground. On-street parking is available; however, parking stalls are not marked and there is no signage for accessible parking. The playground equipment does not comply with ADA guidelines. There is no walkway to the skate park.

### **Monument Park**

Parallel street parking is available on Park and Central streets. Perpendicular street parking is available on Cottage Street. None of the parking is marked with pavement markings. The Cottage Street parking area does not contain any accessible parking. Both Park Street and Central Street have signage for one accessible parking space each. There

are no accessible walkways within the park. Stairs within the park do not contain any handrails.

### **North Central Pathway**

The off-street parking area near 372 Green Street does not contain any accessible parking stalls.

### **Ovila Case Playground**

The parking lot is comprised of a gravel surface; therefore, there are no marked parking stalls. In addition, there are no signs for accessible parking stalls. The playground equipment does not comply with ADA guidelines.

### **Pulaski Playground**

Off-street parking facilities do contain accessible parking stalls; however, neither parking area contains van accessible stalls. In addition, the parking areas do not contain any accessible parking signage. The curb ramps in both parking areas do not follow ADA guidelines. Within the park, the eastern side of the perimeter asphalt walkway is buckling and contains several trip hazards. The western side of the perimeter asphalt walkway is new and compliant. The playground areas do contain accessible walkways to equipment; however, the equipment does not follow ADA guidelines.

### **Stedman Ballfield**

The parking lot is comprised of a gravel surface; therefore, there are no marked parking stalls. In addition, there are no signs for accessible parking stalls. The ballfield does not contain any walkways from the parking area to the ballfield or spectator viewing areas.

## **Downtown Area Streetscapes**

Over the last ten years, the City has made many improvements to its sidewalks within the downtown area with the assistance of Community Development Block Grant funds. Sidewalk improvements include Connors Street (2013), Knowlton and Pleasant Streets (2014), Pleasant and Main Streets (2019), and the Theater Park area (2020). In addition, construction is scheduled to begin on sidewalk and accessibility improvements for Connors and Parker Streets as well as Timpany Boulevard, Main Street, Derby Drive, and Catherine Street in 2021.

## **Election Polling Places**

### **Elk's Home (31 Park Street)**

Parallel on-street parking is available to the public. There is one accessible parking sign directly in front of the facility; however, there are no marked parking stalls or access aisles. Off-street parking is marked as parking for members only. The off-street parking area does not contain any ADA parking stalls or signage. Inside the facility, the restrooms do not follow ADA guidelines.

### **Acadien Social Club (193 Parker Street)**

One accessible parallel parking space is available on Parker Street and two spaces marked accessible are located in the lot to the north of the building. However, these spaces do not include access aisles. The corridor immediately inside the building's entrance is sloped,

and its cross slope is greater than that of an accessible route. The building's restrooms do not meet accessibility guidelines for clear floor space or grab bars.

### **National Guard Armory (323 West Broadway)**

Access to the National Guard Armory was not available at the time of evaluation.

## **Conservation Areas**

The City owns several conservation areas. The Baily Brook Conservation Area was recently constructed and follows ADA guidelines. All other conversation areas do not have public access.

## **Educational Facilities**

The Gardner School Department maintains an ADA/504 plan for its facilities through the office of the Director of Special Education. The School Committee has designated this office as the official ADA/504 Coordinator for the School Department. For further information call (978) 632-1000.

## **Public Housing**

The Gardner Housing Authority maintains an ADA/504 plan for its facilities through the office of its Executive Director, which also serves as the ADA/504 Coordinator for public-assisted housing. For more information call (978) 632-6627.

## **Municipal Employment**

The City of Gardner affords equal employment opportunity regardless of sex, age, race, color, creed, ancestry, sexual preference, religion disability or national origin. The City's employment practices have been in compliance with Civil Service rules and regulations and the Federal Rehabilitation Act of 1973 and, therefore, significant changes are not necessary to comply with the ADA. The following actions will be taken to meet new or expanded requirements.

- Continue to review employment rules and regulations to ensure that they do not discriminate against individuals with disabilities.
- As recruitment occurs, physical or cognitive skills shall be reviewed to ensure that requirements relate to performance of essential functions of the positions.
- With the exception of positions covered by regulation, there are no automatic disqualifications for medical conditions. Each case is considered individually, and reasonable accommodation is considered in all cases.
- Positions requiring a physical agility examination will be reviewed to ensure the job relatedness of all physical activities simulated in the test.
- Reasonable accommodations are available upon request for use in the selection/hiring process.
- Job announcement should be available, upon request, in alternate formats.
- The City's EEO/AA Statement will be included on job fliers and employment applications.
- Potentially discriminating language is not allowed in job postings, applications, or test material.

## Public Transportation

The Montachusett Regional Transit Authority (MART) provides fixed route transportation to the City of Gardner that is fully accessible. MART also provides fully accessible door-to-door transportation on an 'on call' basis.

## Municipal Policies and Procedures

One required component of the self-evaluation is a review of policies that affect accessibility to City services. The ADA requires that where policies are found to be discriminatory, appropriate modifications will be made.

A review was made of all existing policies within the City. This review considered both official and informal policies. Some areas require policies to be created.

- The City will assure equal employment opportunity and fair employment practices through affirmative action to all persons regardless of race, color, ancestry, religion, national origin, sex, marital status, age, sexual orientation, medical condition or disability.
- City services, activities and programs will be offered in an accessible fashion. Requests for reasonable accommodation will be responded to positively where no proficiency, safety and/or sanctioned requirements are in place.
- Efforts will be taken to ensure that all public meetings are accessible. If no notification is received prior to a meeting, items of interest may be rescheduled to a time when a needed accommodation can be provided.
- All material prepared for official public meetings of the City will be available, upon request, in alternate formats.
- Notification to the public will occur through statements. On all public meeting agendas and announcements, the process for requesting auxiliary aids will be noted.
- Large Type documents, documents on audio or video tape.
- Phone listings in City publications and local directories will contain references to TTY lines. All information developed to alert individuals to 911 service will include reference to direct TTY access.
- Where counter heights are too high to be accessible, an alternate transaction area will be identified and/or lapboards or clipboards will be provided as an assistive device.

## Contact and Oversight

- Disability Commission
  - Eric Knudsen, Chair
  - Tom Davis, Vice-Chair
  - Debra Pond, Clerk/Secretary
  - Anne Hurst, Member
  - Sebazius Athame, Member
  - David Hackett, Treasurer
- ADA Coordinator: Ms. Debra Pond, Personnel Director
- Grievance Policy

## **ADA Policy Statement**

The City of Gardner does not discriminate on the basis of disability in access to, or employment in, programs, services and/or activities.

Accordingly, the City of Gardner will:

- Take appropriate steps to ensure that communications with applicants, participants, and members of the public with disabilities are as effective as communications with others.
- Make reasonable accommodations in policies, practices, or procedures when necessary to avoid discrimination on the basis of disability, unless a fundamental alteration in a local government program would result.
- Operate its programs so that, when viewed in their entirety, they are readily accessible to and usable by individuals with disabilities.

The City of Gardner will not:

- Refuse to allow a person with a disability to participate in a local government service, program, or activity simply because the person has a disability.
- Require that participation in programs or services and benefits to individuals with disabilities be separate or different from those who are not disabled.
- Subject individuals with disabilities to discrimination in employment under any local government service, program, or activity.

The City of Gardner has appointed an ADA Coordinator to coordinate efforts to comply with these requirements. The ADA Coordinator also serves as a member of the City of Gardner's Disability Commission. Additional assistance and information may be obtained from the members of the City's Commission on Disabilities or through the City's representative on the Disability Commission/ADA Coordinator, who is:

Debra A. Pond  
City of Gardner  
95 Pleasant Street, Rm. 14  
Gardner, MA 01440  
Tel. (978) 630-4001

Other information on the federal regulations regarding the Americans with Disabilities Act can be obtained from:

Office of the Americans with Disabilities Act  
Civil Rights Division  
U.S. Department of Justice  
Washington, DC 20035-6118  
(202) 514-0301 (Voice) or (202) 514-0381 (TDD)

## **ADA Grievance Procedure**

ADA Grievance Procedure The following grievance Procedure is established to meet the requirements of the Americans with Disabilities Act. It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in employment practices



and policies or the provision of services, activities, programs, and benefits by the City of Gardner.

1. The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of the complainant and location, date and description of the problem. Reasonable accommodations, such as personal interviews or a tape recording of the complaint, will be made available for persons with disabilities who are unable to submit a written complaint.

The complaint should be submitted by the grievant and/or his/her designee as soon as possible, but no later than 30 calendar days after the alleged violation to:

ADA Coordinator City of Gardner  
95 Pleasant Street, Rm. 14  
Gardner, MA 01440  
Tel: (978) 630-4001

2. Within 15 days after receipt of the complaint, the ADA Coordinator will meet with the complainant to discuss the nature of the complaint and possible resolutions. Within 15 days after the meeting, the ADA Coordinator will (1) resolve the dispute through reasonable accommodation; (2) dismiss the complaint as not relevant to the handicapped regulations (ADA); or (3) refer the complaint to the Commission on Disabilities for review. The complainant, the Commission on Disabilities, the Mayor and the City Council must be notified of which action is taken either in writing or by other appropriate formal notification (such as audiotape). The response will explain the position of the City of Gardner and offer options for substantive resolution of the complaint.
3. If the response by the ADA Coordinator does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision of the ADA Coordinator within 15 days after receipt of the response to the City's Commission on Disabilities. Within 15 days after receipt of the appeal, the Commission on Disabilities will meet with the complainant to discuss the complaint and possible resolutions. The ADA Coordinator will not participate in this meeting. The complainant must be notified City of Gardner 2015 Open Space and Recreation Plan ADA/504 Self Evaluation Appendix F - 9 of the meeting and may be present with counsel if he/she so chooses. Within 15 days, the Commission on Disabilities will (1) resolve the dispute through reasonable accommodation; (2) dismiss the complaint as not relevant to the handicapped regulations; or (3) devise a plan for the needed structural or program changes to reach compliance. The complainant, ADA Coordinator, the Mayor and the City Council must be notified of which action is taken either in writing or by other appropriate formal notification (such as audiotape).
4. If the complainant is not satisfied with the response of the Commission on Disabilities, within 15 days he/she and/or his/her designee may file a formal complaint with the Mayor. Within 15 days of the formal notice of complaint, the Mayor will meet to review the complaint. The complainant must be notified of the meeting and may be present with counsel if he/she so chooses. Within 15 days of their meeting, the Mayor will (1) resolve the complaint through reasonable accommodation; (2) dismiss the complaint as not relevant to the handicapped

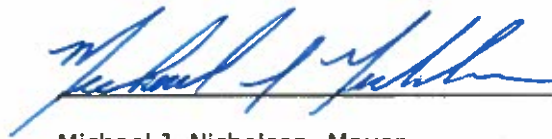
regulations; or (3) adopt plans for needed structural changes to reach compliance. The complainant, the Commission on Disabilities, the ADA Coordinator and the City Council must be notified either in writing or by other appropriate formal notification (such as audiotape) of the Mayor's actions.

5. The decision of the Mayor is final. All complaints received by the ADA Coordinator, Commission on Disabilities, the Mayor or the City Council as well as their responses shall be kept for a period of at least three (3) years.

The City of Gardner has made significant progress in recent years towards meeting the needs of its handicapped citizens. Unfortunately, strained municipal budgets make realization 100% accessibility unlikely within the next few years. Yet these limited resources have not stopped the City from implementing the above policies towards meeting that goal.

Through the efforts of the Gardner Disabilities Commission, the City's ADA/504 Coordinator, the self-evaluation team and citizen participation, the City is resolved toward the ongoing process of identification, investigation and remediation of barriers to access.

Respectfully submitted on the 31 day of August, 2021.



Michael J. Nicholson, Mayor

Table 1 ADA Inventory Summary of Municipal Playgrounds

| Facility                      | Parking & Site Access                                                                                               | Activities & Equipment                         | Notes                                                                    | Action Plan                                                                               | Responsible Entity     |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------|
| <b>Bickford Playground</b>    | Gravel off-street parking. No designated HC parking. Site Access is hard packed gravel and compliant.               | Baseball, basketball, volleyball, playground   | Parking lot and playground equipment not compliant.                      | No actions planned                                                                        | DPW Parks & Recreation |
| <b>Crystal Lake Park</b>      | No off-street parking. No designated HC on-street parking. Site Access not compliant.                               | Benches adjacent to Crystal Lake               | On-street parking and site access not compliant.                         | Addition of small parking area being explored                                             | DPW Parks & Recreation |
| <b>Greenwood Outdoor Pool</b> | No off-street parking. No designated HC on-street parking. Site Access paved and compliant.                         | Swimming pool and splash park                  | On-street parking not compliant.                                         | Replacement of outdoor pool being explored                                                | DPW Parks & Recreation |
| <b>Greenwood Playground</b>   | Paved off-street parking area with HC parking but no van accessible parking. Site access paved and compliant.       | Baseball, basketball, playground               | On-street parking and playground equipment not compliant.                | No actions planned                                                                        | DPW Parks & Recreation |
| <b>Jackson Playground</b>     | On-street parking only. No HC designated HC parking. Site Access is not compliant.                                  | Baseball, basketball, playground, skate park   | On-street parking, playground equipment, and site access not compliant.  | No actions planned                                                                        | DPW Parks & Recreation |
| <b>Monument Park</b>          | On-street parking only. Two HC parking signs, but no striping to identify parking stall. Site Access not compliant. | Outdoor amphitheater                           | On-street parking and site access not compliant.                         | Installation of HC ramps and sidewalk improvements                                        | DPW Parks & Recreation |
| <b>North Central Pathway</b>  | Off-street paved parking with no HC designated parking stalls. Site Access paved and compliant.                     | Paved walking/bike path                        | Off-street parking not compliant.                                        | Bridge over Route 140 and eventual connection to Greenwood Pool and downtown area planned | DPW Parks & Recreation |
| <b>Ovila Case Playground</b>  | Gravel off-street parking with no designated HC parking. Site Access not compliant.                                 | Tennis, baseball, playground, walking path     | Off-street parking and playground equipment not compliant.               | Updates to a portion of the playground equipment being explored                           | DPW Parks & Recreation |
| <b>Pulaski Playground</b>     | Paved off-street parking with designated HC parking but no van accessible stalls. Site Access not compliant.        | Basketball, dog park, playground, walking path | Off-street parking, playground equipment, and site access not compliant. | No actions planned                                                                        | DPW Parks & Recreation |
| <b>Stedman Ballfield</b>      | Gravel off-street parking with no designated HC parking. Site Access not compliant.                                 | Baseball                                       | Off-street parking and site access not compliant.                        | No actions planned                                                                        | DPW Parks & Recreation |

# City of Gardner, *Executive Department*


Michael J. Nicholson, Mayor



## DESIGNATION OF ADA COORDINATOR

Debra A. Pond, Director of Human Resource, is hereby designated as the City of Gardner's ADA Coordinator.

CITY OF GARDNER

BY   
Michael J. Nicholson, Mayor

DATED: September 10, 2021

# DRAFT

## Appendix F

Placeholder: Mayor Endorsement

Placeholder: City Council Endorsement



Placeholder: Conservation Commission  
Endorsement

Placeholder: Planning Board  
Endorsement

Placeholder: MRPC Endorsement

Placeholder: DCS Endorsement

# Gardner Open Space & Recreation Plan Update

240

Responses

12:24

Average time to complete

Active

Status

---

## 1. Is the City adequately served by current Open Space?

|              |     |
|--------------|-----|
| ● Yes        | 70  |
| ● No         | 108 |
| ● No Opinion | 46  |



## 2. How satisfied are you with the places for children and youth to play and recreate?

|                                                    |     |
|----------------------------------------------------|-----|
| <span style="color: blue;">●</span> Very satisfied | 22  |
| <span style="color: orange;">●</span> Satisfied    | 122 |
| <span style="color: green;">●</span> Dissatisfied  | 91  |



## 3. How important is it to you to preserve the following?

a. City-owned Open Spaces for active recreation (ex, playgrounds, ball fields, team sports)

|                                                          |     |
|----------------------------------------------------------|-----|
| <span style="color: blue;">●</span> Extremely important  | 168 |
| <span style="color: orange;">●</span> Somewhat important | 56  |
| <span style="color: green;">●</span> Least Important     | 9   |
| <span style="color: red;">●</span> No Opinion            | 3   |



## 4. How important is it to you to preserve the following?

b. City-owned Open Spaces specifically for children.

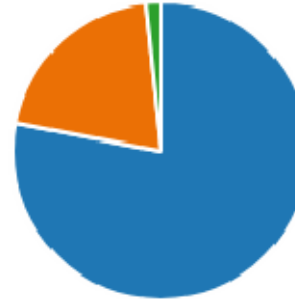
|                                                          |     |
|----------------------------------------------------------|-----|
| <span style="color: blue;">●</span> Extremely important  | 160 |
| <span style="color: orange;">●</span> Somewhat important | 64  |
| <span style="color: green;">●</span> Least Important     | 8   |
| <span style="color: red;">●</span> No Opinion            | 5   |



5. **How important is it to you to preserve the following?**

c. Open Spaces for passive recreation and aesthetics (ex. walking/running trails, cross country, benches, picnic areas)

|                                                          |     |
|----------------------------------------------------------|-----|
| <span style="color: blue;">●</span> Extremely important  | 184 |
| <span style="color: orange;">●</span> Somewhat important | 48  |
| <span style="color: green;">●</span> Least Important     | 4   |
| <span style="color: red;">●</span> No Opinion            | 0   |



6. **How important is it to you to preserve the following?**

d. City-owned Open Spaces to meet our water supply needs.

|                                                          |     |
|----------------------------------------------------------|-----|
| <span style="color: blue;">●</span> Extremely important  | 196 |
| <span style="color: orange;">●</span> Somewhat important | 31  |
| <span style="color: green;">●</span> Least Important     | 5   |
| <span style="color: red;">●</span> No Opinion            | 5   |







7. **How important is it to you to preserve the following?**

e. Historic places





|                                                          |     |
|----------------------------------------------------------|-----|
| <span style="color: blue;">●</span> Extremely important  | 119 |
| <span style="color: orange;">●</span> Somewhat important | 92  |
| <span style="color: green;">●</span> Least Important     | 24  |
| <span style="color: red;">●</span> No Opinion            | 2   |



**8. How important is it to you to preserve the following?****f. Farmlands**

|                                                                                                       |     |
|-------------------------------------------------------------------------------------------------------|-----|
|  Extremely important | 154 |
|  Somewhat important  | 65  |
|  Least Important     | 12  |
|  No Opinion          | 4   |

**9. How important is it to you to preserve the following?****g. Open Spaces for hunting and fishing**

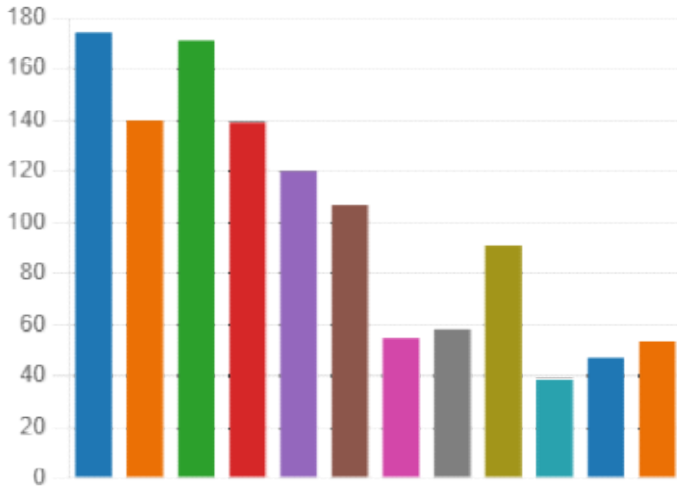
|                                                                                                       |    |
|-------------------------------------------------------------------------------------------------------|----|
|  Extremely important | 73 |
|  Somewhat important  | 88 |
|  Least Important     | 70 |
|  No Opinion          | 6  |





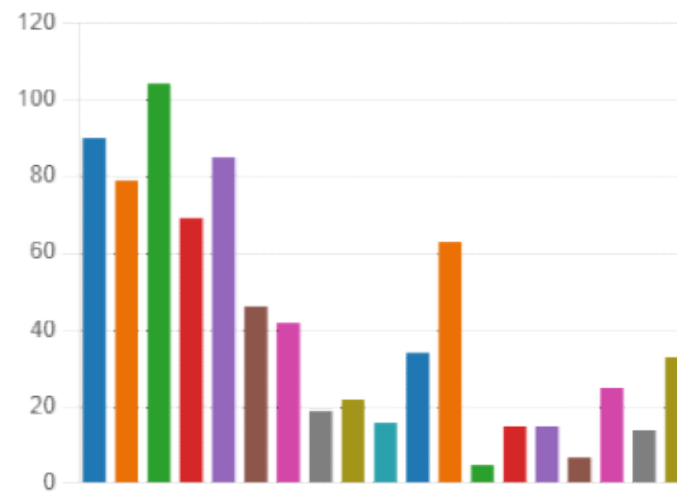
10. Please check the recreation areas in the City that you have visited and enjoyed in the last 12 months.

|                                                                         |     |
|-------------------------------------------------------------------------|-----|
| <span style="color: blue;">●</span> Dunn Pond                           | 174 |
| <span style="color: orange;">●</span> MWCC                              | 140 |
| <span style="color: green;">●</span> City sidewalks                     | 171 |
| <span style="color: red;">●</span> North Central Pathway (bike path)    | 139 |
| <span style="color: purple;">●</span> Monument Park                     | 120 |
| <span style="color: brown;">●</span> Children's play areas              | 107 |
| <span style="color: pink;">●</span> Ice skating rink                    | 55  |
| <span style="color: gray;">●</span> Baseball/Softball field             | 58  |
| <span style="color: olive;">●</span> Hiking/cross country skiing trails | 91  |
| <span style="color: cyan;">●</span> Soccer/Lacrosse/Football field      | 39  |
| <span style="color: blue;">●</span> Municipal Golf Course               | 47  |
| <span style="color: orange;">●</span> Greenwood Outdoor Pool            | 54  |

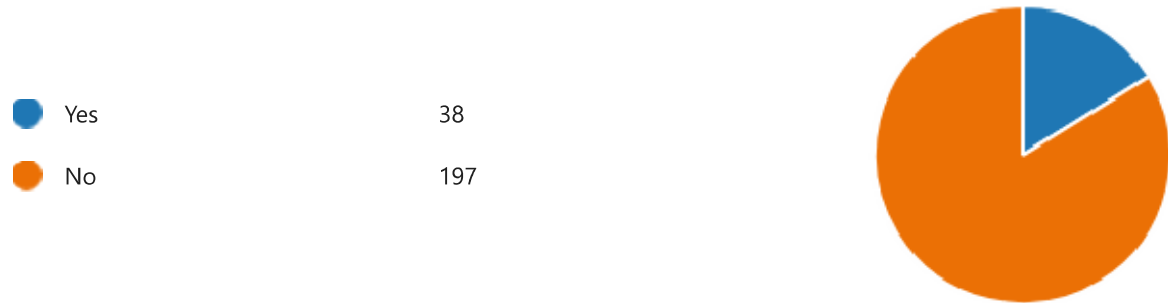


11. Please select the top three (3) recreation facility improvements you feel are needed in Gardner.

|                                       |     |
|---------------------------------------|-----|
| ● Additional/Improved children's ...  | 90  |
| ● Improvements to Greenwood P...      | 79  |
| ● Additional/Improved City sidew...   | 104 |
| ● Additional neighborhood parks/...   | 69  |
| ● Additional natural conservation ... | 85  |
| ● Improvements to Dunn Pond           | 46  |
| ● Additional bike paths               | 42  |
| ● Improved bike routes                | 19  |
| ● Mountain biking trails              | 22  |
| ● Additional soccer/lacrosse field(s) | 16  |
| ● Better access to Otter River        | 34  |
| ● Access to Camp Collier/Lake Wa...   | 63  |
| ● Additional baseball field(s)        | 5   |
| ● Additional public open access t...  | 15  |
| ● Additional tennis courts            | 15  |
| ● Additional softball field(s)        | 7   |
| ● Pickleball courts                   | 25  |
| ● Snowmobile trails                   | 14  |
| ● Other                               | 33  |



12. Do you or any of your family require accommodations for accessibility?

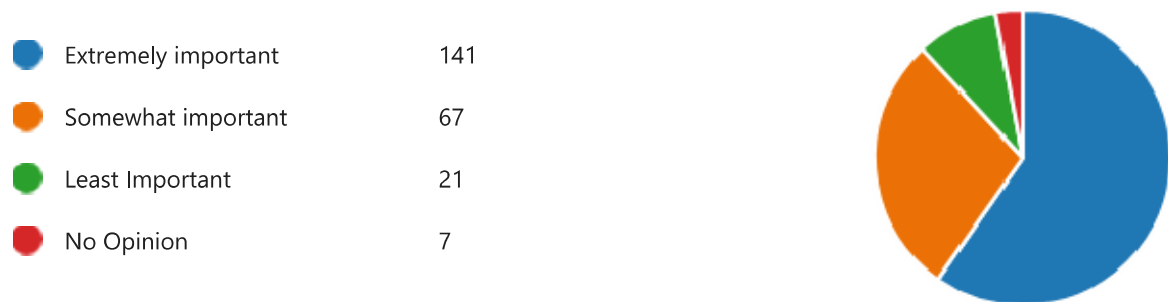


13. If your household members travel to adjacent communities for recreational activities, please specify what type of activities.

123  
Responses

Latest Responses  
 "Disc golf."  
 "Cycling walking nature viewing"  
 "Hiking"

14. How important is it for members of your household to use sidewalks in your neighborhood for recreation or travel?



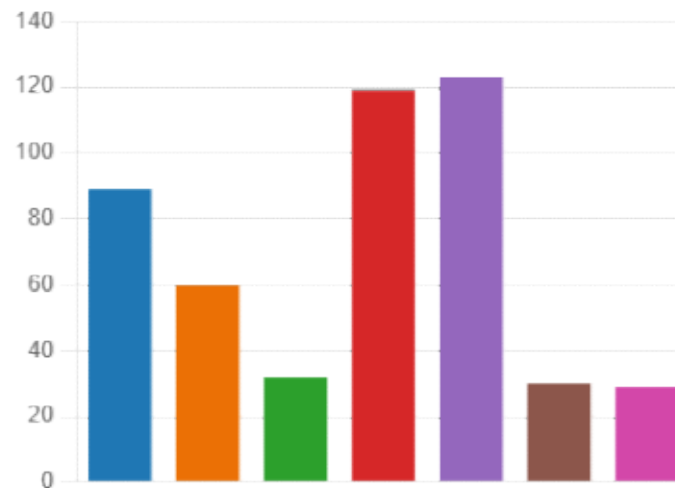
15. **How Important would it be for members of your family to use bike lane facilities if available?**

|                                                          |     |
|----------------------------------------------------------|-----|
| <span style="color: blue;">●</span> Extremely important  | 27  |
| <span style="color: orange;">●</span> Somewhat important | 66  |
| <span style="color: green;">●</span> Least Important     | 125 |
| <span style="color: red;">●</span> No Opinion            | 19  |







16. **Should the City act to (Check your TWO highest priorities)**

|                                                                            |     |
|----------------------------------------------------------------------------|-----|
| <span style="color: blue;">●</span> a. Improve its conservation/ope...     | 89  |
| <span style="color: orange;">●</span> b. Construct new recreational fa...  | 60  |
| <span style="color: green;">●</span> c. Acquire additional open space      | 32  |
| <span style="color: red;">●</span> d. Improve existing recreational ...    | 119 |
| <span style="color: purple;">●</span> e. Repair and improve existing si... | 123 |
| <span style="color: brown;">●</span> f. Construct additional sidewalks     | 30  |
| <span style="color: pink;">●</span> g. Construct additional bike lane...   | 29  |







17. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Bicycle paths (off-road)

|                                                                                                      |     |
|------------------------------------------------------------------------------------------------------|-----|
|  Most Important     | 39  |
|  Somewhat Important | 112 |
|  Least Important    | 71  |
|  No Opinion         | 14  |







18. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Bicycle lanes (roadway shoulders)

|                                                                                                      |     |
|------------------------------------------------------------------------------------------------------|-----|
|  Most Important     | 24  |
|  Somewhat Important | 75  |
|  Least Important    | 125 |
|  No Opinion       | 11  |







19. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Mountain biking trails

|                                                                                                      |     |
|------------------------------------------------------------------------------------------------------|-----|
|  Most Important     | 14  |
|  Somewhat Important | 77  |
|  Least Important    | 119 |
|  No Opinion         | 26  |



20. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Sidewalks

|                                                                                                      |     |
|------------------------------------------------------------------------------------------------------|-----|
|  Most Important     | 142 |
|  Somewhat Important | 80  |
|  Least Important    | 12  |
|  No Opinion       | 2   |



21. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Children's play equipment (swings, slides, climbing, etc.)

|                    |     |
|--------------------|-----|
| Most Important     | 122 |
| Somewhat Important | 95  |
| Least Important    | 15  |
| No Opinion         | 4   |







22. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Cross country skiing

|                    |     |
|--------------------|-----|
| Most Important     | 11  |
| Somewhat Important | 53  |
| Least Important    | 134 |
| No Opinion         | 38  |







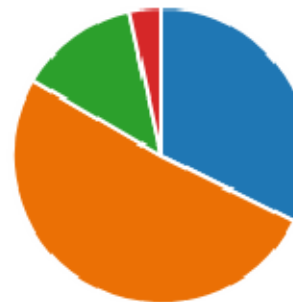
23. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Dog park

|                                                                                                      |    |
|------------------------------------------------------------------------------------------------------|----|
|  Most Important     | 24 |
|  Somewhat Important | 96 |
|  Least Important    | 99 |
|  No Opinion         | 17 |



24. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Hiking trails

|                                                                                                      |     |
|------------------------------------------------------------------------------------------------------|-----|
|  Most Important     | 76  |
|  Somewhat Important | 120 |
|  Least Important    | 31  |
|  No Opinion       | 8   |





25. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Areas for hunting and fishing

|                      |    |
|----------------------|----|
| ● Most Important     | 29 |
| ● Somewhat Important | 85 |
| ● Least Important    | 99 |
| ● No Opinion         | 22 |







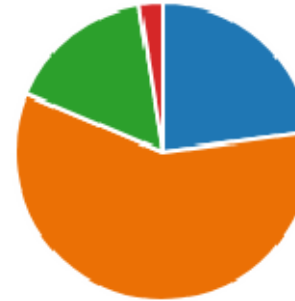
26. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Recreational exterior lighting

|                      |     |
|----------------------|-----|
| ● Most Important     | 74  |
| ● Somewhat Important | 106 |
| ● Least Important    | 41  |
| ● No Opinion         | 15  |







27. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Sitting benches

|                                                                                                      |     |
|------------------------------------------------------------------------------------------------------|-----|
|  Most Important     | 54  |
|  Somewhat Important | 138 |
|  Least Important    | 38  |
|  No Opinion         | 6   |



28. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Sledding

|                                                                                                      |     |
|------------------------------------------------------------------------------------------------------|-----|
|  Most Important     | 30  |
|  Somewhat Important | 107 |
|  Least Important    | 81  |
|  No Opinion       | 17  |



29. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Pickleball courts

|                                                          |     |
|----------------------------------------------------------|-----|
| <span style="color: blue;">●</span> Most Important       | 19  |
| <span style="color: orange;">●</span> Somewhat Important | 57  |
| <span style="color: green;">●</span> Least Important     | 109 |
| <span style="color: red;">●</span> No Opinion            | 51  |







30. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Fitness trail/exercise equipment

|                                                          |     |
|----------------------------------------------------------|-----|
| <span style="color: blue;">●</span> Most Important       | 38  |
| <span style="color: orange;">●</span> Somewhat Important | 108 |
| <span style="color: green;">●</span> Least Important     | 69  |
| <span style="color: red;">●</span> No Opinion            | 21  |







31. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Team court sport facilities (basketball, tennis, volleyball)

|                                                                                                      |     |
|------------------------------------------------------------------------------------------------------|-----|
|  Most Important     | 47  |
|  Somewhat Important | 107 |
|  Least Important    | 61  |
|  No Opinion         | 21  |



32. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Team field sport facilities (baseball, football, soccer)

|                                                                                                      |     |
|------------------------------------------------------------------------------------------------------|-----|
|  Most Important     | 54  |
|  Somewhat Important | 100 |
|  Least Important    | 58  |
|  No Opinion       | 22  |



33. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Skate Park

|                      |     |
|----------------------|-----|
| ● Most Important     | 24  |
| ● Somewhat Important | 87  |
| ● Least Important    | 100 |
| ● No Opinion         | 25  |



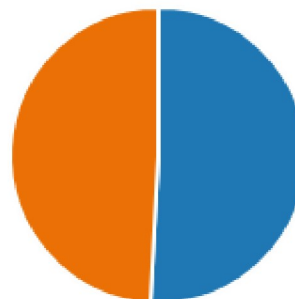
34. **Rate the following areas for investment by the City to make improvements or provide new facilities:** Picnic Areas

|                      |     |
|----------------------|-----|
| ● Most Important     | 65  |
| ● Somewhat Important | 123 |
| ● Least Important    | 38  |
| ● No Opinion         | 10  |



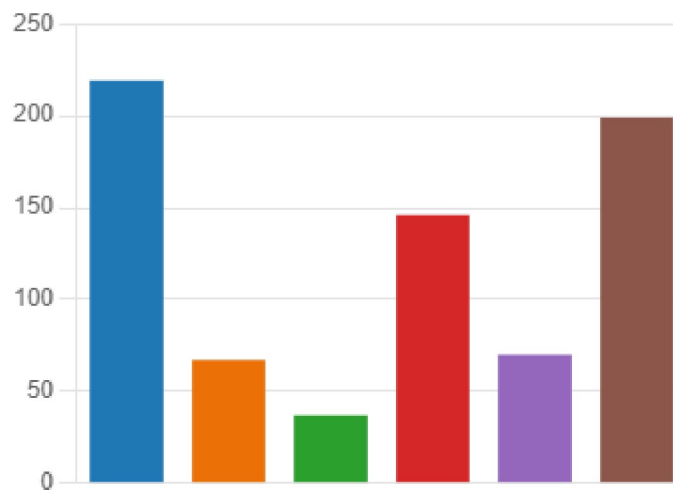
**35. Would you support an increase in your taxes to pay for improvements and/or new recreational facilities?**

|       |     |
|-------|-----|
| ● Yes | 119 |
| ● No  | 115 |



**36. Please tell us about yourself (choose all that apply)**

|                                      |     |
|--------------------------------------|-----|
| ● I live in the City                 | 219 |
| ● I work in the City                 | 67  |
| ● I visit family in the City         | 37  |
| ● I own property in the City         | 146 |
| ● I have children who attend scho... | 70  |
| ● I am 18 or over                    | 199 |



**37. In your own words, please provide additional thought, comments, recommendations, or further explanations about the City's open space network**

110

Responses

SEE RESPONSES IN TABLE  
ON THE FOLLOWING PAGES

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**ID Responses**

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Make sure neighborhoods and open space are safely connected by foot and bike paths.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 2 | Reinvest in the city! Open new businesses that actually have a chance of survival. If Athol can do it, we can too!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 3 | The city has one good park with basketball, a walking/bike path, baseball court and tables and several lower quality parks. I love what that one park had to offer. It has a lot for kids and adults to do. It would be cool if there was a walking path through the woods there too. But I think the sidewalks are a big issue. There's not enough and the ones there are need serious repairs. We use both of the bike paths and love hiking at Dunn. Anything to do with nature and outdoors would be wonderful!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 4 | 1. I'm a nature lover who hates to see forests torn down to make way for buildings. Let's make great use of the buildings we have. When I win the lottery, I'll buy some and do something with them. :-)<br>2. For those of us who walk around town: pay attention to the shortcuts made by many feet. I think of the pedestrian shortcut made from Derby Drive to the Cumberland Farms on Main Street. I know that portion of the business district will be developed soon. But someone should make sure that pedestrians could still get between those two points without going too much out of the way. Another place that is overlooked, probably because it involves several private business owners, is the makeshift "link" between the Acadian Club parking lot on Parker Street, and the O'Reilly Auto Parts / Family Dollar parking lot on West Street. If you're on foot, this shortcut makes sense. It's too much distance to walk ALL THE WAY AROUND the Shell gas station and convenience store. So everyone climbs the little macadam hill between the two parking lots. I highly recommend that someone negotiate a deal between those businesses. And maybe the city could even install there a smaller set of metal stairs like the ones that connect Derby Drive with Pine Street. We walkers would love this! The piles of snow there are unmanageable in winter. We all walk in each other's snowy footsteps. And I have seen some folks with mobility problems or laundry /shopping cartlets do their best to negotiate that shortcut, when they really could have used real railings and real steps. Walk around town, and you'll see more natural shortcuts like those two. You only understand them when you're on foot. I heard of a college long ago wondering where to put sidewalks for best accessibility for their students to pass through a new space. They let the students decide with their feet. After a certain amount of time, administrators saw well-worn paths. The college put sidewalks where the natural paths had been. I think Gardner could do the same.<br>3. Not necessarily an "open space" issue, as much as a Nature issue. A NATIVE Nature issue. I'd sure love it if the city could take the lead on eliminating all the Japanese knotweed that is springing up in certain places. |



## ID Responses

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <p>ESPECIALLY around the skating rink parking lot. Now again, some of these properties are owned by private citizens and businesses. But if the city helped to initiate best practices in burning and in laying down non-penetrable material, these plants could be gone in a year or two. Make the offer to private citizens to help. Educate the public -- as well as city staffers -- about why this invasive species needs special attention for elimination. This could ONLY be good publicity for the city. It would help property owners and it would show that the city cares about such things. 4. I would love it even more if the city would stop putting chemicals on public property lawns. Like at city hall and the post office and in front of the library. Some folks are allergic to those chemicals. Dogs walk on them and get cancer from licking residue off their paws. Why do we need "perfect" lawns at all? Mow enough, and everything will be green anyway. Dandelions are the friends of bees. We have LOVELY places with natural native plants on them because they're not mowed. I LOVE the "empty lot" next to Price Chopper. I LOVE the corner lot at the corner of Nichols Street and City Hall Avenue. We need more natural places like this. Unexpected little gems. Put walking trails through them, along with little signs about the native plants that are growing there. And hey, thanks for asking. :-)</p> |
| 5 | <p>My husband is dependent on a walker, So easy short distance walks to a seating/picnic area would be great for him.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 6 | <p>Outdoor seating for eating is not a priority. Building up the community and providing safe roads and sidewalks should be a priority.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 7 | <p>I ran on the Gardner HS cross country and track teams in the early 2000s and am shocked that there have been no improvements to parks and rec land for runners since then. We need unpaved trails throughout any open space created so that middle school/high school cross country teams and all ages of adults can enjoy a surface that doesn't wear on the joints and bones, which can lead to injury, osteoarthritis and a decreased running life for Gardner residents. The only unpaved trail we ever trained on was at Dunn's State Park (not even funded by the City of Gardner). Not paving paths and trails saves a great amount of money as well. You would just potentially need to apply some drainage layers to the trails. Not paving also decreases the amount of impervious surfaces in town so we can be better able to manage stormwater and melting snows. Cyclists can use the bike trail. Gardner needs soft surfaces to walk and run on. Thank you for listening.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 8 | <p>It's really sad to see the parks I grew up going to how they are now. I often take my toddler to other cities to use their playgrounds because ours aren't toddler friendly, broken equipment, profanities written everywhere</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

**ID Responses**

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|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9  | With the building of the new elementary school, it was nice to have more areas for children to play closer to their homes. I also feel like the upgrades to Oliver case playground are wonderful with the walking path and the playground update it makes it easy for all ages to enjoy the one area. It would be nice to see that continue through other playgrounds in the city.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 10 | I'd love to to see an improvement in our softball and baseball fields, similar to what Westminster has. They have higher home values, but we have the tax rate to support such a thing if we put our money towards it. Also, I would love to see more on and off road bike trails. I love riding my bike with my family for exercise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 11 | I'd rather see our officials use our tax money for stuff that matters. Our children , our roads and sidewalks, our down town, and our parks then waste it on electric vehicles and useless spending. Our officials don't need a mustangs and electric vehicles when we can't even drive down our roads. Our children have no where to go and our school system sucks. Our officials have overlooked basic things right in front of them that have pissed off the citizens of our city by using our money , our taxes for their selfish needs. Our current officials will not be getting my vote again and have lost all respect. Our taxes go up for your selfish needs. A crap trash company that can't even follow up with their contract. Get a grip on what matter Gardner officials. Your gonna lose more families then you realize and the money you wanna spend on parks will be for nothing if no one lives here to enjoy it. |
| 12 | More conservation area please!!!! And expanded sidewalks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 13 | I would love to see improvements made to Jackson Park, especially making it more difficult for the equipment to be broken.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 14 | PLEASE DO NOT INCREASE MY TAXES, WE ARE BARELY Surviving                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 15 | I would love to see Gardner become more recreationally friendly. Being an avid athlete there are not tons of places where I feel I can enjoy activities and feel safe. I would love to see a running path that's out in the open and safe. Better options for cyclists. An outdoor park with picnic benches and pickle ball courts and bike paths would be incredible. Having a dedicated outdoor pool for lap swimming with early acces hours for swimmers would be great even at a cost! Even if residents paid \$30-\$50 a year to use these amenities if they wanted to think many people will take advantage of it and it would be money well spent.                                                                                                                                                                                                                                                                             |
| 16 | Exercises place                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

**ID Responses**

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|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 17 | I'm all for children's recreation, but I think the City has done a great job adding and maintaining. What I see is a lack of investment for adults who want to walk or run, or gather for events. I'd like to see us back to being a walkable city, since adults don't have access to the high school track and the MWCC track is in terrible shape. Where I live, sidewalks were removed and they shouldn't have been. All sidewalks to schools need attention as well. Thanks for asking our opinions!                                                                                                                                                 |
| 18 | It's not that we need places for kids to "play" We need businesses in the area that will want to cater to the younger demographic and get kids interested in spending money on entertainment and learning adventures. Kids can play out side anywhere. But what I don't have for my child is businesses that cater to kids and adults to have fun. Trails and hiking? Bike lanes. If that's all gardner is destined to offer then priorities are way off. We need businesses. I'd rather know my child spent \$50 to hang out at an arcade or apex trampoline park for the day then walking around town or hiking. Kids don't want to go hiking or such. |
| 19 | More dog friendly areas. More areas in downtown where it has a dog waste bags. And dog water bowls where it can have water area to filled sports bottles and an attached dog bowl                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 20 | We should invest in more recreational land adjacent to land we already have.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 21 | We need more conservation land untouched by business or government                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 22 | We have plenty of spaces that can be improved/updated currently. Acquiring of new spaces is not necessary. Please preserve as much natural environmental land as possible And do not spend money to develop more. Plenty of improvements need to be made downtown, sidewalks etc.                                                                                                                                                                                                                                                                                                                                                                        |
| 23 | Investing in improvements is only effective if they are then protected from destruction/misuse for example the defaced skatepark and destroyed Jackson Park play area - graffiti and drug use on play areas for children is unacceptable, and a waste of money and resources. It makes no sense to continually invest money in areas that are being misused and rendered unusable for intended purposes. Same with dog parks when people don't clean up after their dogs on sidewalks.                                                                                                                                                                   |
| 24 | Open space is geared towards residents. Gardner needs to attract outsiders, both residents and businesses that offer more than minimum wage. Gardner's priorities should include: 1) Fix and maintain roads 2) Trash cleanup and better Police monitoring on problematic littering areas 3) Pressure on slumlords by the board of health and building inspectors to maintain their buildings to a safe level.                                                                                                                                                                                                                                            |

**ID Responses**

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | Buildings should be inspected every few years to ensure safety of the tenants. Rents have gone up while maintenance has gone way down.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 25 | We need improved/better roads to support the vehicles/traffic to get to certain areas to enjoy the outdoor activities ..and more shops/businesses to bring people out and to our area. .ie: any type of coffee..food: deli,sandwich, bakery and maybe a bigger name store .. to also help bring in more jobs/revenue to our area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 26 | What does the cuty plan to do with all the vacant (5+) school buildings? There is probably athletic fields/plagrounds at most of those places.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 27 | Why is recreation the only thing important for our input. Waste of money=bike lane, mustang. City government shout be parng down its spending just like we have to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 28 | We have facilities that are limited access - meaning no access without being a stakeholder. Note: Stone Field. Before Covid, GHS Baseball played maybe 10 games a year and Legion Baseball about the same. The one season of GHS Football played there (while Watkins was rebuilt) had significant negative impact on the outfield area. No repair work was done in the aftermath. Gardner at it's finest.....                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 29 | I think recreation areas are so important to attract young families (increase average household incomes which ultimately makes Gardner more attractive to other businesses) For our current recreational areas, let's make sure they are in great condition, have proper security (lighting, locked at night if necessary, cameras if necessary). Clark St could use a sidewalk coming from Brookside/Leo dr. It's dangerous at night and I've seen a ton of people walking towards the reservoir now that the warmer weather is here. Bike trail access on park at - is there a way to add more parking/parking spots? At times it's all over the place. Sledding at the golf course. Is there a way to make it more accessible from the road (not the parking lot) a lot of people park on Eaton/park and walk through the woods/up a hill. It can be hard with little ones. Amazing job with the wooden playground area!! |
| 30 | City should focus on what we have already, and fix it. The space that was open behind Leo Dr displaced a LOT of wild animals and now they're roaming through the neighborhood. Should point and reiterate that we do not want a soccer/baseball or any field that will increase the transit of people, especially when is on a hiding spot.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 31 | Sidewalks are needed very urgently. With gas prices reaching very levels, people will walk more and more instead o f driving.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

**ID Responses**

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|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 32 | Playgrounds need to be updated and maintained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 33 | Make the playgrounds safe and maintained and clean over time. Add more water splash parks for kids that is free to use (like leominster), keep the library open later hours and have more family events during the year.                                                                                                                                                                                                                                                                                                                               |
| 34 | I have mixed feelings about the proposed Greenwood expansion. It could bring in revenue but would need to be year round I think. The convertible option (dome) is interesting. I do not think expanding the waste containment area to pay for recreation or city services is a wise choice. I have lived in a city that had a large pig farm and the smell made half the city unpleasant at certain times of the year. I would hate to see Gardner's air quality go down in any neighborhood in exchange for some funding.                             |
| 35 | Pearly Brook offers world class mountain bike trails that are basically unknown. Promote it. The skate park is one of the best for miles. People drive to Gardner to skate and spent money in town. Expand the phase 2 skate part. It's good business for the city                                                                                                                                                                                                                                                                                     |
| 36 | I think the city has too many recreational parks, we need a nice area where people can gather maybe have cookouts and gatherings.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 37 | No team sports field behind Leo Dr.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 38 | Parks need to be repaired                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 39 | It is important to maintain what we already have. For example, the new park off of Leo Drive needs much attention. Paths, including the main one, are already becoming overgrown making them unusable because of ticks, which I got yesterday on the main trail. Before investing in something new, let work on what we have !                                                                                                                                                                                                                         |
| 40 | I feel that the bike trails are sufficient. I think Dunns Park is great and does not need any further upgrades. I feel that the sidewalks do need some work and there could be additional sidewalks in other areas. I don't have children however I think it is important for there to be places where children can go and be safe. We used to have a community center for teens I don't know if that still exist but that is definitely a plus. I'm an outdoors person so anything having to do with nature and the access to it is highly important. |
| 41 | More recreational activities during the summer in downtown. Facilitate evening scrolls with places where to sit and have a drink on Fridays, Saturdays and Sundays. Outdoor dining and a farmer's market with better hours for people to be able to go after work.                                                                                                                                                                                                                                                                                     |

**ID Responses**

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|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 42 | I fee like there needs to be another free option for water works in the city like a new splash pad that doesn't need to be only available when the pool is open. Like the splash pad in Leominster on Litchfield street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 43 | This city needs improvements for recreational activities for kids. We are falling behind in recreational soccer, baseball, softball and football. Kids are leaving this city to sign up at adjacent towns to play because of better programming due to field availability.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 44 | As part of an outdoor playground it would be cool if they're were small jump pads, like trampolines. A flexible pool schedule that supports working parents is important, 12-5 is not sufficient. Adding a water slide would be amazing, I recommend checking out the city of Neenah in Wisconsin for ways they revitalized as while and in regards to their pool facility a link to their pool is here. ( <a href="http://www.ci.neenah.wi.us/departments/parks-recreation/neenah-pool/">http://www.ci.neenah.wi.us/departments/parks-recreation/neenah-pool/</a> ) Additionally offering snacks, beverages, etc. is another way to earn income to support the pool. A playground in the downtown area, perhaps near the library (yes I know Jackson playground is close) that kids could use if events are hosted on the road behind the police station would be beneficial and could also be used by the library for story hours, playgroups, etc. It would also be helpful if we open recreational fields, like tennis courts as an example, if kids could rent equipment in the event they don't want to invest until they understand if they like a sport. Also, bring back movies in the park and add food trucks to it :) |
| 45 | I think that things (for example, sidewalks) need to be prioritized. Many people walk for transportation, and although recreation is important, it is not the most. Additionally, it is crucial to improve the bike lanes. I do not yet have a drivers license, so biking is one of my personal most used means of transportation. I don't feel entirely comfortable using the bike lanes, because on multiple different occasions I have seen drivers positioned with their car partially in the bike lane. If a driver was distracted that could be a potential fatality. Lastly, I think before making new recreational places, the city should work on getting the ones we already have in better condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 46 | Pulaski park could use some new places to sit in the roofed areas at each side of park and the kids play equipment is 20 years old                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 47 | I'm happy to see the parks and green spaces that the city has added to downtown after demolishing hazardous buildings, but most of them are not used or hard to be used. Making improvements to the existing areas I think is most important. Adding bathroom facilities and lights to highly used areas would be beneficial to the city. I use the skatepark a lot, it's a mile from my house, and at 40 years old my husband and I were so happy when it was finally constructed. It had been talked about since my husband was in elementary school. We often find that the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

**ID Responses**

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|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>older kids and teenagers are not using the park as it is intended and are more just hanging out and being in the way of using the features because it is on the smaller side. If it could be expanded with additional concrete areas and features it would help to spread everyone out a bit more and not have it feel so busy with less than 10 people trying to skate. Adding lights would be a huge help as well. In the summer it's not as bad but in the spring and fall and even some warmer winter days it's hard to get a skate in after work because it's dark so early. I love using the bike path behind the hospital but it's on the shorter side. The path on 140 is nice because it's about 7 miles round trip. Parking on the Gardner end is a bit scary with only having the side of the street and 140 is such a high speed road. If more parking could be added that would be awesome. I'd also love to see a long bike path in the city that is not just a bike lane. It would get a lot of use from walker, runners, bikers and skaters if it was somewhat in the trees.</p> |
| 48 | <p>While I would not support a tax hike, I would gladly get involved in fundraising efforts to meet the costs for upgrades to recreational facilities that are important to me.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 49 | <p>Do not add any more amenities to the open space off Leo Drive.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 50 | <p>City should gain control of the ice rink. Build a second rink and or outdoor rink.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 51 | <p>Walking is very important to me. The sidewalks are lacking in many neighborhoods with high traffic volume like on Elm St. Sidewalks were removed from Lennon and Temple streets. Making Gardner a walkable city is essential to quality of life.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 52 | <p>To improve and maintain areas that already exist. More sidewalks and access to Perley brook loop.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 53 | <p>Build sidewalks on clark street, maintain and update current play grounds and sports fields, create a common downtown building facade with penalties for not maintaining the look and grounds,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 54 | <p>Stop trying to build more sport Field you can't properly maintain the ones you already have. Spend money on taking care of what you already have people will enjoy it more</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 55 | <p>We live in New England. The only nice beaches nearby are overcrowded or restricted access (Jaffrey Public). More public beach space with Gardner resident only restrictions would be a huge bonus for us.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 56 | <p>We need more things for the kids to do around here</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

**ID Responses**

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| 57 | I would love to see a sports complex, like in Westminster, Fournier Field in Leominster or Gilman Waite in Templeton that has fields for softball, little league, baseball and soccer. With a nice playground, concessions, bathroom facilities and ample parking. This could also be utilized for city festivals, bonfires, fairs and fireworks.....etc.                         |
| 58 | FIX THE [REDACTED] ROADS.                                                                                                                                                                                                                                                                                                                                                         |
| 59 | Improvements to the dog park are needed. The water spouts at Dunn's would be a great feature at the dog park. Litter on the streets & sidewalks is also a big problem.                                                                                                                                                                                                            |
| 60 | I will support what you decide and have in the past. I use outdoor facilities. Biking, walking, etc.                                                                                                                                                                                                                                                                              |
| 61 | With everything going up in price such as food, gas and everything else this is not the time for higher taxed                                                                                                                                                                                                                                                                     |
| 62 | Area around Wright's Reservoir was included in Open Space plan before the last revision. Dubzinski's have tried putting a solar field there. Would make nice recreation and hiking area in South Gardner.                                                                                                                                                                         |
| 63 | We need to invest in the parks and recreational spots of our city. Playgrounds need to be in safe areas of the city and need to have age appropriate equipment for all ages                                                                                                                                                                                                       |
| 64 | Need to improve downtown to attract people to the area                                                                                                                                                                                                                                                                                                                            |
| 65 | This town is no longer family friendly kids can't play no longer you don't see children outside cuz everything is dirty broken and not safe what is safe the family's can't afford remember not everyone is wealthy and your talking pickle ball seriously what is that cuz it's 90 degrees and a 5 yr old want to do that this is why Gardner has lost contact with the family's |
| 66 | I'd like to see improvements to current recreation locations or add more recreation, and sidewalk improvement                                                                                                                                                                                                                                                                     |
| 67 | Pickleball courts would be a great addition to the City and would appeal to people of all ages                                                                                                                                                                                                                                                                                    |
| 68 | Parker pond boat access needs to be restored, the area filled in, and the grass and weeds cut                                                                                                                                                                                                                                                                                     |
| 69 | Do not make the Leo Dr Park area into a massive facility unless you plan to police it                                                                                                                                                                                                                                                                                             |



**ID Responses**

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| 70 | <p>I would love to see more access to safe outdoor exploration for all ages. Providing green space, with native trees and plants, has such immense health benefits for all. By providing space for people to freely choose how they wish to spend their time outdoors, you are attracting a broader audience to go there. Also, working with MART to add areas where busses run to explore outdoor areas would be helpful. My name is Carlee Mills. I am a resident in Gardner and an environmental educator with a focus on place-based education, nature-based learning and business. I would love to work with the city towards development of outdoor access areas for our future. Please email <a href="mailto:csmills15@gmail.com">csmills15@gmail.com</a> to connect.</p> |
| 71 | <p>I think the Greenwood pool could use an overhaul we travel as a family to use the splash park in Leominster with a playground trash barrels and picnic tables. A new one opened up in Fitchburg something like this would be extremely beneficial to the children and families in the community. The work that has been done at Olivia case is great but nothing for small children/toddlers</p>                                                                                                                                                                                                                                                                                                                                                                              |
| 72 | <p>The Perley Brook Reservoir area should be re-evaluated for improvements. This was a very active area that has deteriorated, the old crossing bridge and the RR Grade has had large crushed stones applied to it, and the usage has gone down significantly as a result.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 73 | <p>Better control of local playgrounds. Cameras, regular police patrols, etc.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 74 | <p>I believe that there are MANY open space areas in place already but they are not maintained. I have a huge issue adding more spaces given we can't maintain the ones we have in place. I understand that the physical locations may not be convenient to everyone, but until we maintain what we have, and update what's in place we have no right to be adding to the problem.</p>                                                                                                                                                                                                                                                                                                                                                                                           |
| 75 | <p>We need to seek as much outside help as possible and hopefully get some increased tax revenue from new businesses. If you build it they will come!</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 76 | <p>I think it would be nice for the city to have its own soccer complex to avoid scheduling conflicts with the GHS fields</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 77 | <p>Let's get the rest of the bike trail completed. The proposed bridge over 140 was supposed to be built already. It's taking way too long getting the section down the Park St. railroad bed completed too.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 78 | <p>I think some kind of LGBTQ center would be a fantastic resource for youth and adults. More programs to involve people in the community.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

**ID Responses**

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| 79 | In downtown area - we gave enough green space and parking areas in place of historic buildings that have been demolished.                                                                                                                                                                                                   |
| 80 | Improve what we have. Convert Greenwood pool house to trampolines and bouncy houses                                                                                                                                                                                                                                         |
| 81 | I feel that the city currently has a good ratio of natural resources and activities to more built and structured resources and activities, and hope to see that balance continued over time.                                                                                                                                |
| 82 | I have lived here since 2019 and the one thing that I discovered quickly was the large amount of abandoned buildings. If people don't want to take care or occupy their properties, possibly they could be given to the city to make into playgrounds, open space, etc. All the empty buildings makes the city look trashy. |
| 83 | City is approaching a good amount of open space. However, improvements to existing facilities are needed.                                                                                                                                                                                                                   |
| 84 | Stop all this open space fix old                                                                                                                                                                                                                                                                                            |
| 85 | This survey was excellent! Thank you!                                                                                                                                                                                                                                                                                       |
| 86 | Transforming Pulaski Park into dog parks (leaving very little open space for children to run, play, practise field games) was a real mistake. Please do not repeat this error.                                                                                                                                              |
| 87 | A splash pad area similar to Leominster's Fournier park (which is free) would be a great addition.                                                                                                                                                                                                                          |
| 88 | With huge increases in property taxes there is no room for additional tax increase to pay for this, especially when we are a family of three on one income. Perspective is needed at this time.                                                                                                                             |
| 89 | Stop the poop facility expansion. Stop wasting our tax money                                                                                                                                                                                                                                                                |
| 90 | more community gathering areas....such as smoking lounge, bon fire pits, spaces to engage and sit and communicate with one another                                                                                                                                                                                          |
| 91 | The city has an excellent variety of recreational spaces and facilities. These EXISTING facilities should be well maintained rather than investing in additional new facilities.                                                                                                                                            |
| 92 | help the pool areas, fix roads and sidewalks                                                                                                                                                                                                                                                                                |

**ID Responses**

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| 93  | add walk lights to busy downtown areas at cross walks, signage for pedestrian awareness                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 94  | preserving historic properties, free access to parks, DCR has made Dunns more expensive and hard to pay                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 95  | open space is good, but not to the detriment of affordable housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 96  | Like the idea of all of this..but more taxes are not a good idea since we pay such high taxes now                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 97  | Before new parks are created I will like to see Better use of current ones.<br>Greenwood park for one                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 98  | The skatepark at Jackson is an asset to the city. Expanding the second phase of the skatepark will bring skaters from around the state and NH to use the park and spend money in town at local shops. Skatepark are followings in the skate community. I see any improvements or growth of the existing part as an increase asset to bringing business to the city.                                                                                                                                                                       |
| 99  | Gardner has so much potential and love how progressive the city is getting from when I first moved here 4 years ago . Getting young families to come to the city is so important for growth . I do with downtown would get more of make over a lot those building are run down and give the city an ugly view . I wish their were more farm markets and maybe a carinival that would come here and attract neighbor towns . For us to have family fun we have to go atleast 20 to 30 mins away . I wish we had more restaurants as well . |
| 100 | I wish when events were held in Gardner their is more up dates and more communication about the event                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 101 | Get rid if ourdoor sitting it's not used properly                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 102 | Please pave all streets throughout town. It's getting expensive to repair my car due to the bad road conditions                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 103 | The parks on Parker Street where the theater was should be a parking area. Noone sits there. We need free and accessible parking for the businesses uptown.                                                                                                                                                                                                                                                                                                                                                                               |
| 104 | Offer more things for the older kids teenagers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 105 | If you build it or improve it, do not stop there! It needs continued care. Areas w benches Already, have overgrown grass ,overflowing rubbish barrels. Take care of the areas that are in use right now ,maintain them. It is all good when you add                                                                                                                                                                                                                                                                                       |

**ID      Responses**

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|     | to the area. It needs to be maintained ,it's of no use if it's all overgrown and or broken.                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 106 | The City should continue to look for opportunities to conserve open space. Work to develop the City center and minimize residential sprawl. Gardner is a unique small city with forest and water resources that must be protected for our current residents and future generations. Need to have a program explains and teaches about Gardner's natural resources. This could be a kiosk or display at the Bailey Brook Park. All bridges should have signs that indicate the names of streams that the bridge crosses. |
| 107 | Please improve and extend the bike trails, sidewalks and picnic areas. It would be nice to see more shaded areas around the pool. Thank you                                                                                                                                                                                                                                                                                                                                                                             |
| 108 | I would like to see an investment in the current structures we have in Gardner's open space network such as the existing playgrounds and the Dog Park.                                                                                                                                                                                                                                                                                                                                                                  |
| 109 | Maintain and fix up the parks and sidewalks we presently have. Police surveillance once in a while would be great. Talk to the neighbors of the parks we have in the city once in a while.                                                                                                                                                                                                                                                                                                                              |
| 110 | I am all for the improvement of open spaces et al, but the city has to stop wasting money on other things.                                                                                                                                                                                                                                                                                                                                                                                                              |