



CITY of GARDNER
Office of the City Clerk
95 Pleasant Street, Room 121
Gardner, MA 01440
*Tel. 978-630-4058 *Fax: 978-630-2589

CITY OF GARDNER
NOTICE OF JOINT PUBLIC HEARING

Pursuant to G.L. 40A, § 5, notice is hereby given that the City Council and Planning Board will conduct a **Joint Public Hearing** on **Monday, July 7, 2025 at 7:00 P.M.** in the City Council Chamber, Room 219, City Hall, 95 Pleasant Street, Gardner, to consider amending Chapter 675, the Zoning Code of the City of Gardner. The proposed Amendment involves changing item:

11591 - An Ordinance to Amend the Gardner Zoning Map by changing the zoning district designation for the following existing parcel, lying on the easterly side of MA-101, in eastern Gardner, from the Commercial 2 Zoning District to the Industrial 1 Zoning District with Summit Solar Overlay. *(Submitted by Atty. Christine Tree)*

Information regarding these amendments and associated maps are available for viewing in the City Clerk's Office, the Department of Community Development and Planning (DCDP), or on the City's webpage – www.gardner-ma.gov.

All persons interested in this matter and desire to offer testimony are invited to attend the hearing.

Titi Siriphan
City Clerk



Christine Tree Legal

Christine M. Tree
ctree@christinetreelegal.com

May 27, 2025

Titi Siriphan, City Clerk
95 Pleasant Street #121
Gardner, MA 01440

Re: Petition for Zoning Map Amendment, Parcel W32-5-5 Dinan Drive/Zub Lane
CB Realty Trust, Bruce Blessington, Trustee
Withdrawal and Refiling of Petition

Dear Ms. Siriphan:

Enclosed please find a Petition for Zoning Map Amendment on behalf of my client, Bruce Blessington.

This Petition is identical to the Petition filed for Mr. Blessington on Friday, May 16, 2025. Please withdraw the prior Petition and accept this identical Petition for refiling.

The withdrawal and refiling of this Petition is due to the timing limitations under M.G.L. c. 40A §5 for City Council referral of a Zoning Petition to the Planning Board within 14 days of receipt. At the June 2, 2025 City Council meeting, this Petition should be referred by City Council to the Planning Board, and a joint public hearing scheduled within 65 days after the referral to the Planning Board. My client's preference is that the joint public hearing be scheduled for June 30 or July 7, 2025, if possible. Please ensure that this Petition is on the City Council Agenda for the June 2, 2025 meeting.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Christine M. Tree, Esq.

CMT/cah
Enclosures

TO THE HONOURABLE CITY COUNCIL OF THE CITY OF GARDNER

Ladies and Gentlemen:

The undersigned, CB Realty Trust u/d/t dated February 27, 2002, by its Trustee, Bruce Blessington, hereby Petitions your Honorable Body to:

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

Assessor's Map/Lot/Block	Property Address	Current Zoning District	Proposed Zoning District
W32-5-5	Dinan Drive	COM1	IND1, Summit Solar Overlay

The Parcel contains approximately 6.13 acres and currently lies in the Commercial 1 Zoning District. The Parcel is undeveloped. It is abutted to the north and west by the Industrial 1 Zoning District with a Summit Solar Overlay District, to the south by the Rural Residential 2 District, and to the east by the remainder of the Commercial 1 Zoning District. There is an area zoned Industrial 2 to the southeast of the Parcel, but not abutting.

The proposed amendment to the zoning map will effectively move the zoning district boundary for Industrial 1 to the south, removing the Parcel from the Commercial 1 Zoning District and adding the Parcel to the abutting Industrial 1 Zoning District with Summit Solar Overlay, otherwise known as the Summit Industrial Park. If allowed, the zoning map amendment will permit industrial development of the Parcel in harmony with expansion of the Summit Industrial Park, and the Petitioner's existing manufacturing business, Blessington Corporation, at their abutting parcel, 77 Zub Lane (Assessor's Map W32-5-14A). Blessington Corporation, established in 1993, is a privately owned commercial millwork manufacturer located in Gardner. The business specializes in the fabrication and installation of architectural millwork for union and non-union projects throughout New England. Their capabilities include fabrication, design consultation, CAD drawings and budgeting, field measurements and job site coordination, delivery, installation, project management, and post-sale responsibility. Blessington Corporation has been located at 77 Zub Lane in Gardner since 2002 and employs over 20 employees. The proposed zoning map amendment would permit expansion or creation of a similar business concern on the portion of the Parcel nearest their existing building, utilizing the parking areas and interior ways existing in the industrial complex.

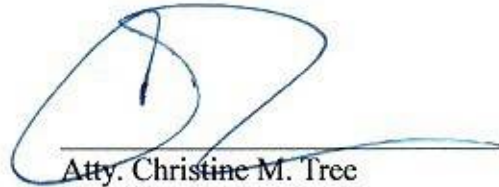
The Parcel lies at the dead end of Dinan Drive, and borders the Garden Gate apartment complex, a large multifamily development of multiple buildings. Where industrially zoned vacant land in Gardner is limited, amending the zoning map would expand potential economic development,

industry and opportunities in Garder, with the potential for increase in property tax revenue and employment for Gardner. These uses can be implemented without substantial disruption to the existing multifamily development, and are in furtherance of the declared purpose of the Zoning Ordinance "to encourage the most appropriate use of land throughout the City."

No new lot boundaries are created by this proposed amendment, merely the reclassification of an existing parcel. A copy of the recorded survey plan for this parcel is attached.

The Petitioner, CB Realty Trust, by its Trustee Bruce Blessington, is the owner of Parcel W32-5-5, which parcel is to be affected by the zoning map amendment pursuant to M.G.L. c. 40A §5, and is therefore eligible to submit this Petition for a zoning map amendment.

Respectfully submitted,
CB Realty Trust
Bruce Blessington, Trustee
By its counsel,

A handwritten signature in blue ink, appearing to be "CTree", written over a horizontal line.

Atty. Christine M. Tree
Christine Tree Legal
515 Main Street, Suite 1R
Fitchburg, MA 01420
(978) 348-2560
ctree@christinetreelegal.com

18-256



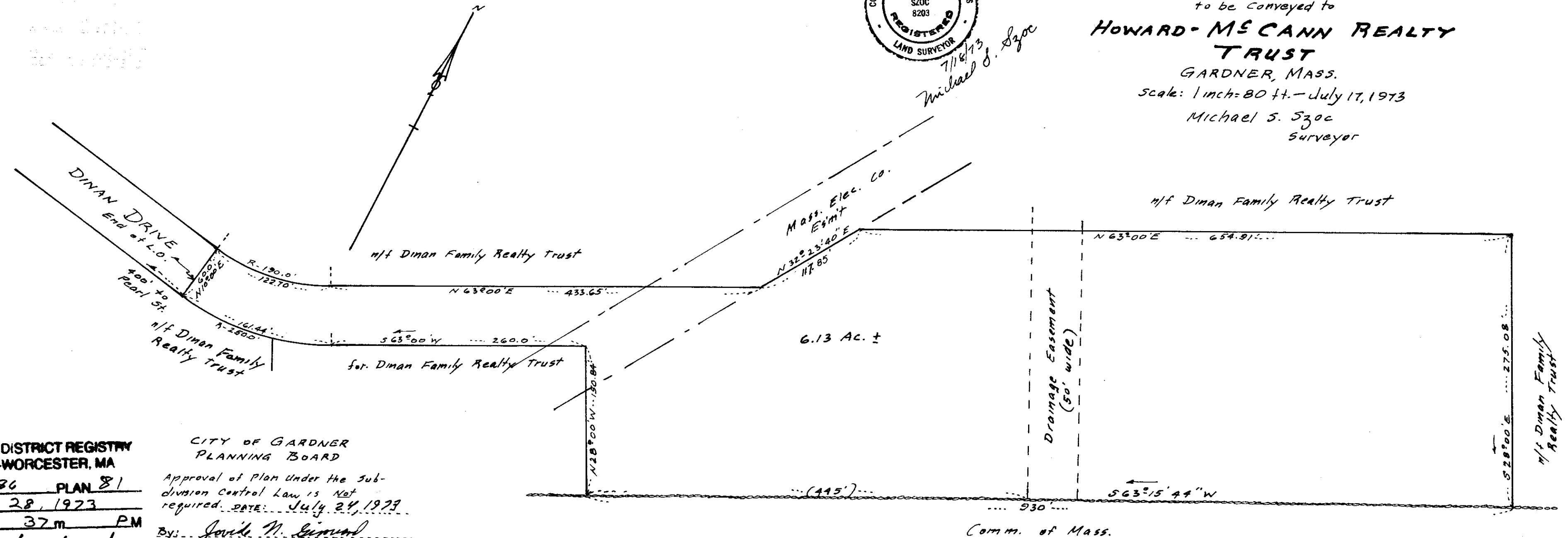
7/18/73
Michael S. Szoc

PLAN OF LAND
to be conveyed to
**HOWARD-McCANN REALTY
TRUST**

GARDNER, MASS.

Scale: 1 inch = 80 ft. - July 17, 1973

Michael S. Szoc
Surveyor



WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA

PLAN BOOK 386 PLAN 81

Received Aug. 28, 1973

2 h 37 m P.M.

Sheet 1 of 1

TEST: *Anthony J. [Signature]*

Register

CITY OF GARDNER
PLANNING BOARD

Approval of Plan under the Sub-
division Control Law is Not
required. DATE: July 24, 1973

By: *Josiah N. Leonard*
Being the Auth. Agent

Comm. of Mass.