



CITY OF GARDNER - ZONING BOARD OF APPEALS

CITY HALL ANNEX, ROOM 101
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GARDNER ZONING BOARD OF APPEALS MEETING NOTICE

CITY CLERK'S OFFICE
GARDNER, MA

Date: August 19, 2025
Time: 6:30 P.M.
Location: City Council Chambers
95 Pleasant Street, Gardner, MA

ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the chair as to the number, placement, and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Clerk. All documents shall become part of the official record of the meeting.

AGENDA

Public Hearings

<u>Cases #</u>	<u>TYPE</u>	<u>NAME/ADDRESS/ REQUEST</u>
Case: 2022-01-01(con)	SP	Jonathan Bombaci, MHG 3 Fund LLC/163-165 Pine St. PID #R22-6-8. Special Permit violation.
Case: 2025-07-02(con)	SP	Atty. Trevor Brown-Camden Brown/63 Walnut St. PID #R27-22-20. New Owner existing structure as 7 unit residential Apartments.
Case: 2025-07-03(con)	SP	Jonathan Bombaci, MHG 3 Fund LL/163-165 Pine St. PID #R22-6-8. Modification of previous Special Permit condition by reducing one unit dwelling to seven and one parking space per dwelling unit.
Case: 2025-07-04(con)	V	Sean Keane/ 14 Temple Street. PID #R22-13-36. Wider driveway than 24ft due to two 3 bedroom units and 40foot motor home parking.
Case: 2025-08-01	V	Exchange Right Net Leased Portfolio/21 Timpani Blvd. PID #R22-21-13. Allocation of six parking spaces for the Hannaford To Go program.

New Business

- Announcements and Correspondence
- Acceptance of and/or Corrections to Minutes of Previous Meeting(s).

NOTICE: The listing of Agenda items are those reasonably anticipated by the Chairman which may 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.

Raymond F. LaFond - MN
Raymond F. LaFond, Chairman
Zoning Board of Appeal